

UNIT 57/58


suttons
business park
INSPIRED LOCATION
READING, RG6 1AZ

**NEWLY REFURBISHED
READY FOR IMMEDIATE OCCUPATION**

13,805 sq ft

Light industrial/warehouse units with large
secure fenced yard

UNIT 57/58

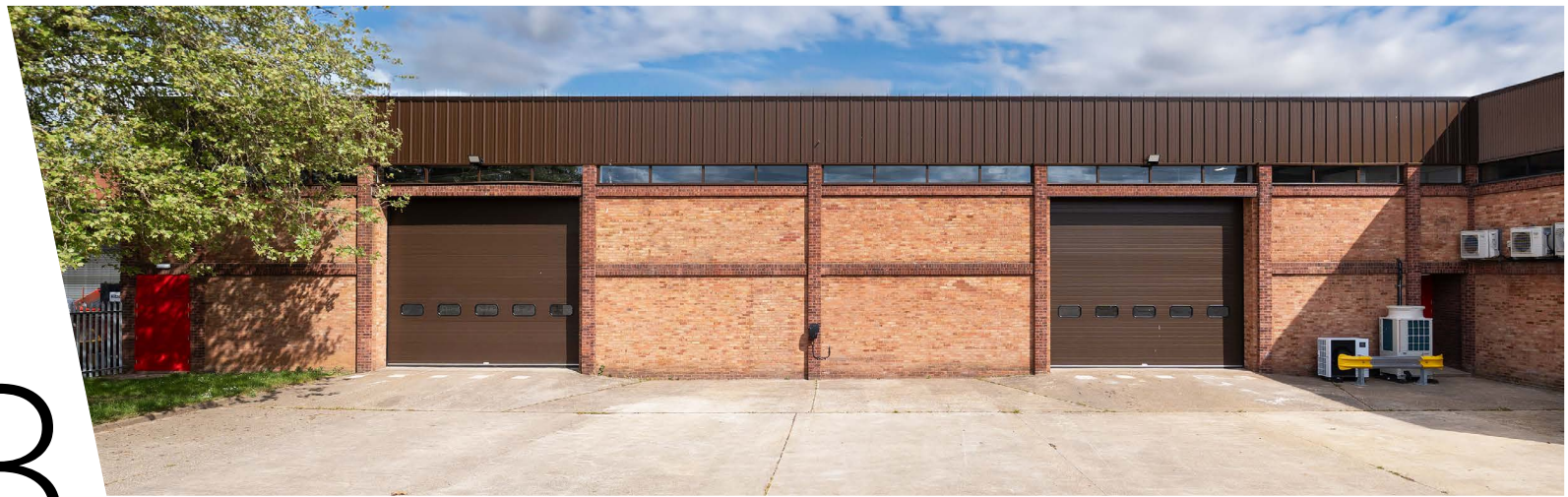
Newly refurbished light industrial / warehouse unit within Reading's premier industrial and logistics park, ready for immediate occupation.

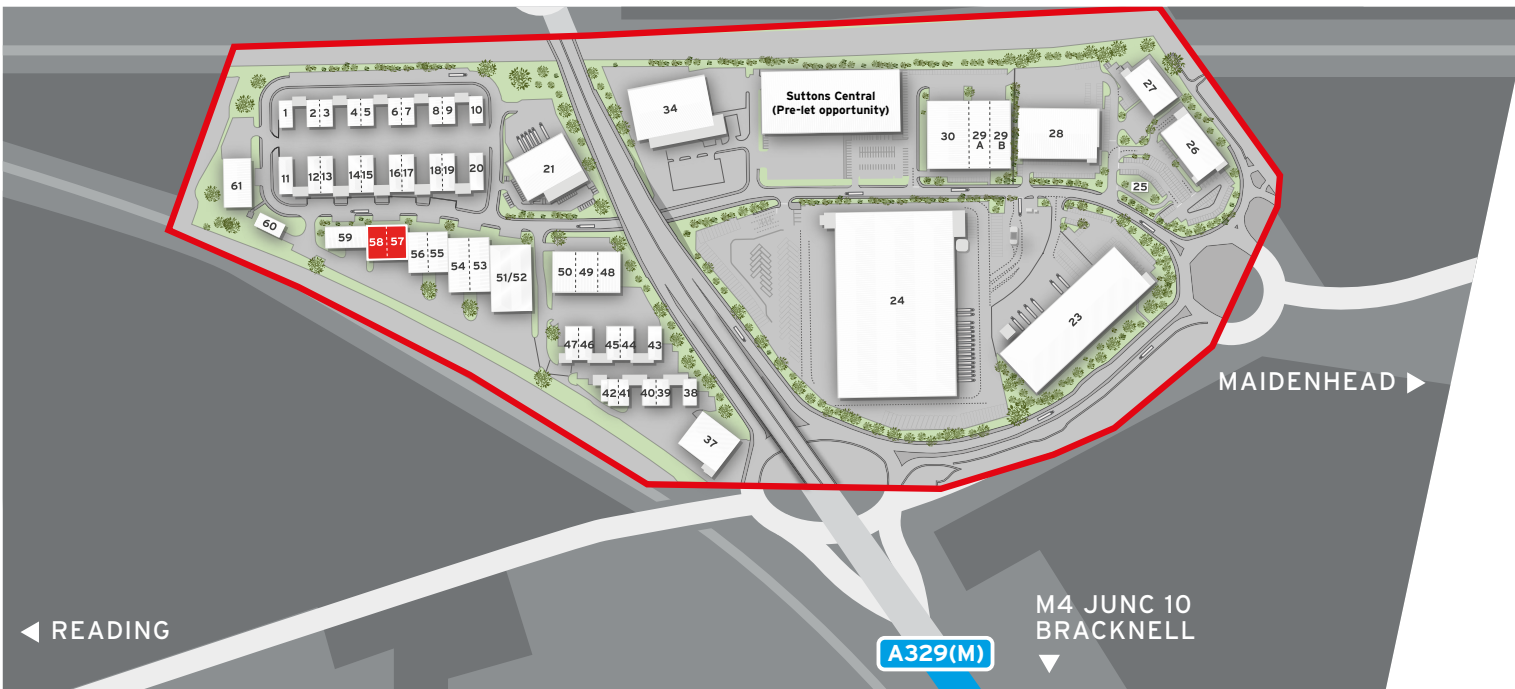


**Indicative Unit Fly
Through Video (Units 51/52)**

Suttons Business Park provides a complete environment for work, living and life. Its inspired location approximately 1 mile west of Reading Town Centre and good motorway and rail links giving easy access to Heathrow Airport and Central London has resulted in a concentration of high quality employees in the area. Units 57/58 are light industrial/warehouse units with a large secure fenced yard, situated at the heart of the Park.

Features include ground and first floor offices, LED PiR lighting, 2 new electric roller shutter doors, 24 parking bays, EV charging points and 220 kVA - 3 phase power supply.





LED PiR lighting



2 new electric roller shutter doors



Secured gated yard



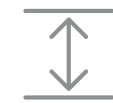
220 kVA – 3 phase power supply



24 parking bays (outside of yard)



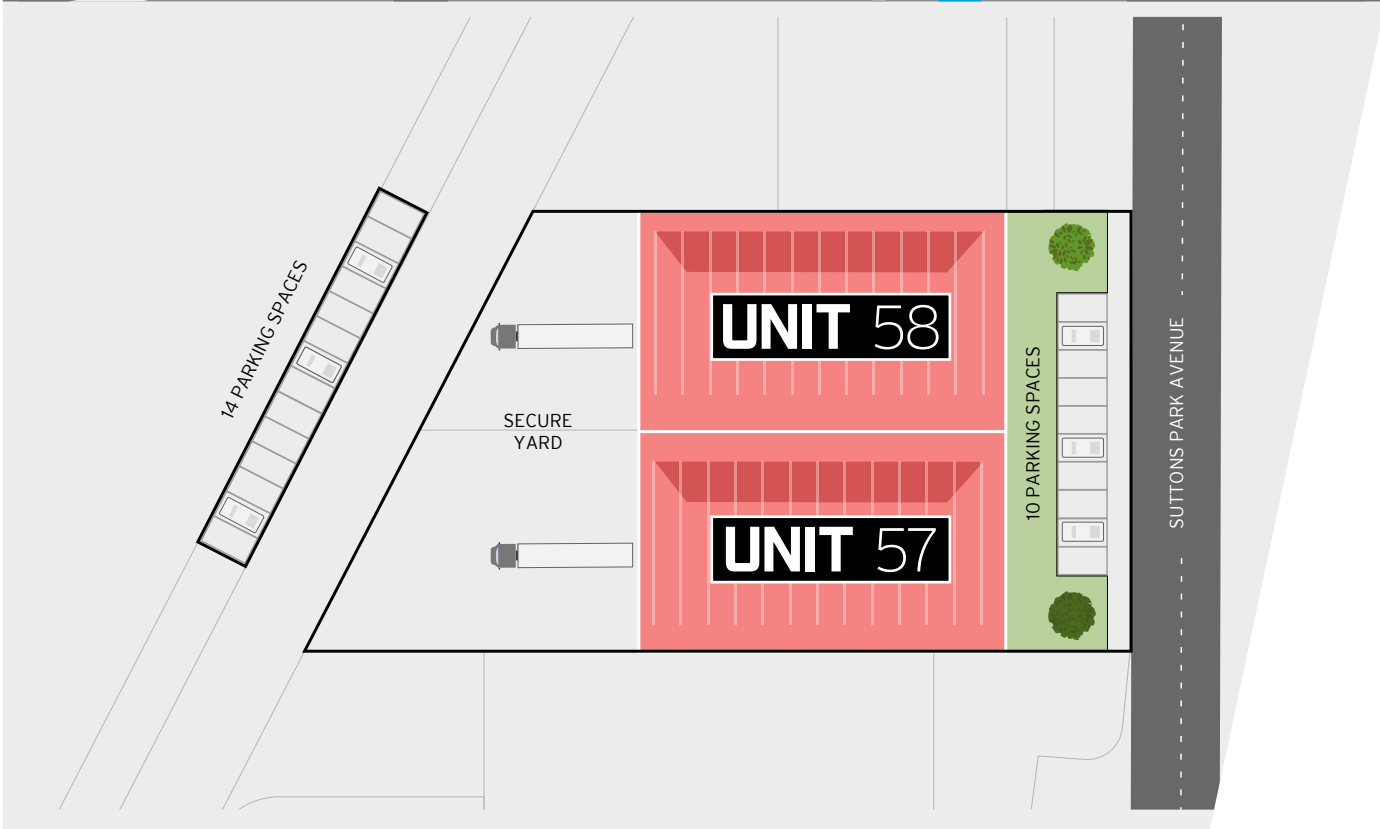
EV Charging Points



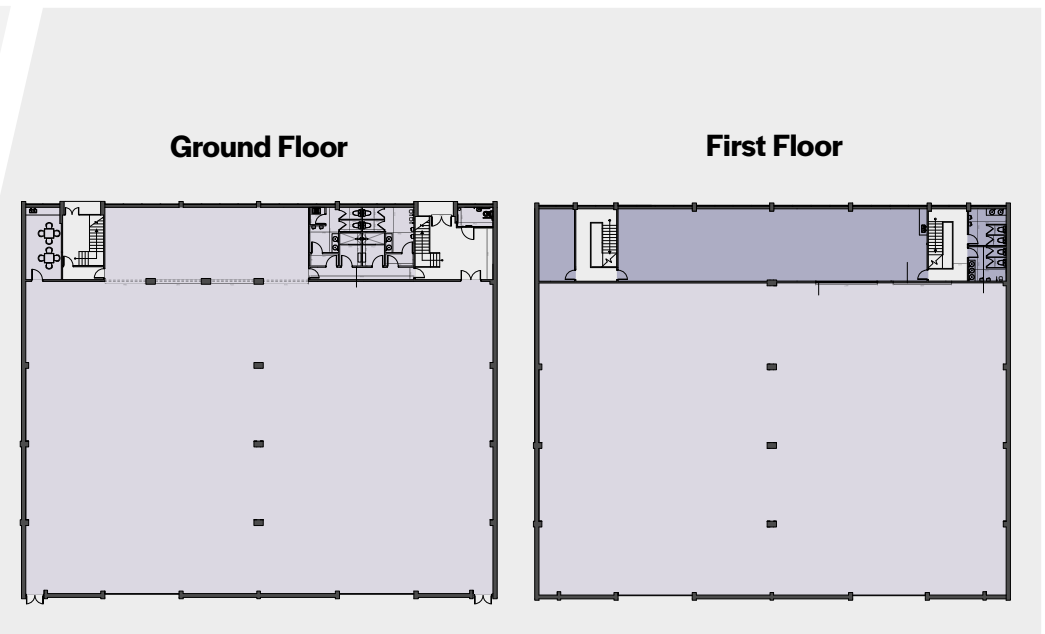
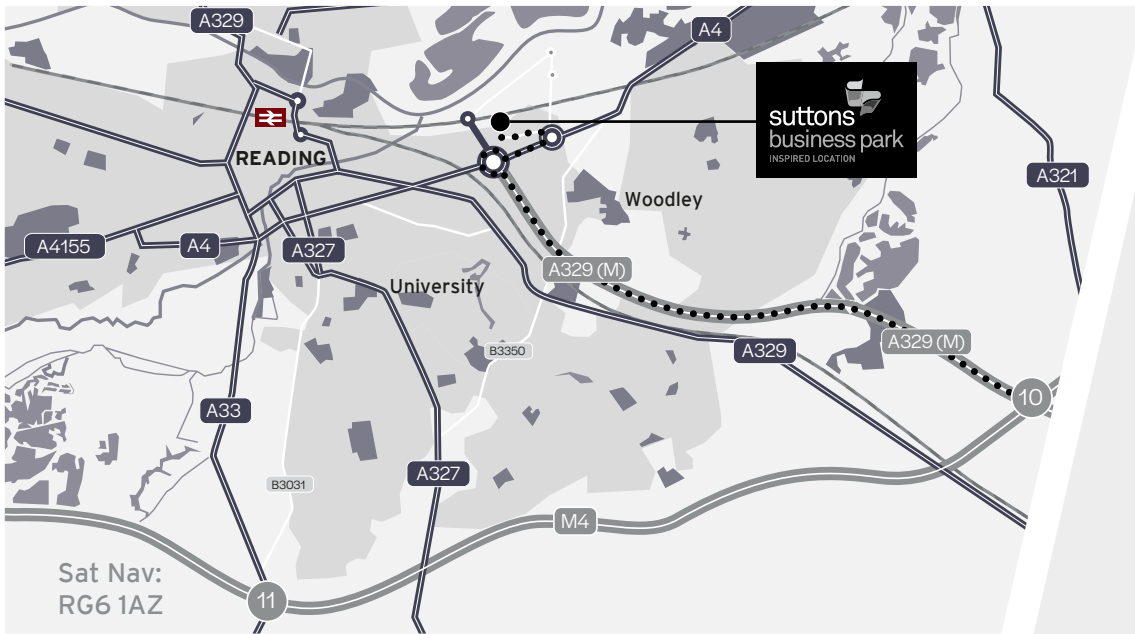
6.1m Eaves height



24/7 Park security



Floor	Area	Sq Ft	Sq M
Ground	Warehouse	9,454	878
	Under Croft	970	90
First	Office & Welfare	1,239	115
	Office & Welfare	2,142	199
Total		13,805	1,282



Location

Suttons Business Park is situated in a prime business location at the top of the A3290 within 3 miles of Junction 10 of the M4 providing swift access to the national motorway network. Reading Town Centre is approximately 1.5 miles to the west.

Terms

The units area available by way of a new full repairing and insuring lease, on terms to be negotiated. Rent on application.

EPC

The unit has an Energy Performance Rating of B 29.

Bus Connections

A bus stop situated on the boundary of the Park serves routes to nearby towns. There are also frequent services, approximately four buses per hour, to Reading Town Centre and train station.

Road

Road	Times	Distance
Reading	6 Mins	2 Miles
Winnersh	9 Mins	4 Miles
M25	25 Mins	24 Miles
Heathrow Airport	30 Mins	26 Miles
Central London	50 Mins	40 Miles
Gatwick Airport	70 Mins	55 Miles
Bristol	70 Mins	80 Miles

Rail

Rail	Time
Paddington	26 Mins
Cardiff	94 Mins
Birmingham	97 Mins

Further Information

For further information please contact our sole agents.



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Misrepresentation Act

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