

UNITS 7 & 8 HERON INDUSTRIAL ESTATE

BASINGSTOKE ROAD // READING // RG7 1PJ

NEWLY REFURBISHED **AVAILABLE NOW**

TO LET



LAST REMAINING UNITS FROM 8,068 SQ FT - 16,164 SQ FT

HERON

INDUSTRIAL ESTATE

Heron Industrial Estate is located approximately 5 miles to the south of Reading, within the village of Spencers Wood. Road access is via Basingstoke Road, less than 2 miles from the A33 and Junction 11 of the M4 Motorway.

The A33 dual carriage way is an established industrial and trade corridor, providing the main link between Reading and the M4 motorway through Junction 11.

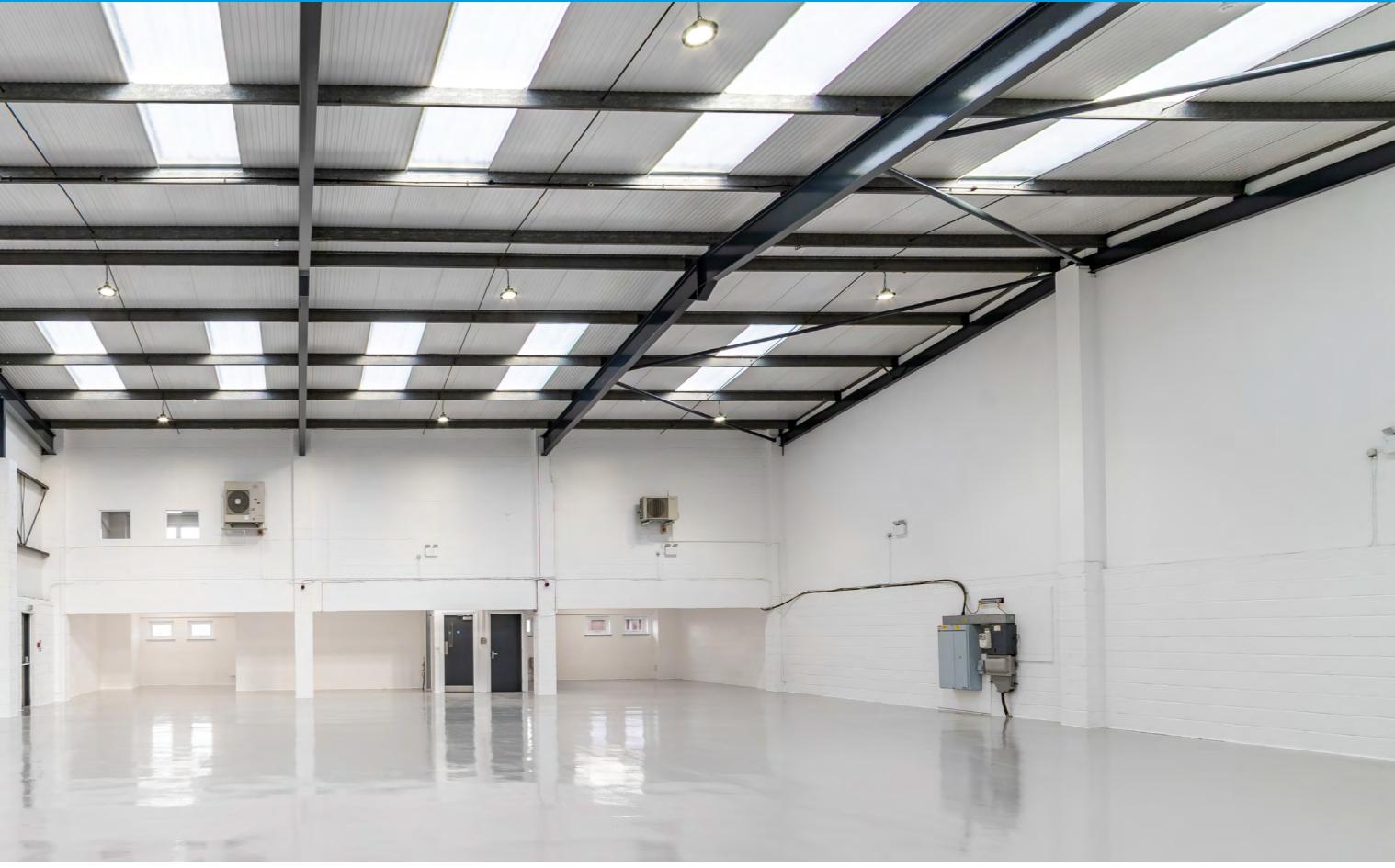
The newly built Reading Green Park Station is located 3 miles north west of the property which will offer direct services into Reading (6 mins) and Basingstoke (20 mins). The 600 bus (Spencers Wood) provides journeys to/from Reading Town Centre by the hour.

Heron Industrial Estate comprises 8 units of steel portal frame construction, extending across 46,839 sq. ft. Units 7 & 8 benefit from a minimum eaves height of 6.6 metres, each with a full height electric roller shutter door, 3 phase power and is situated on a secure site.

The units have been fully refurbished to a high specification which includes the installation of VAV/ VRV AC units, providing heating and cooling systems in first floor office, with the opportunity to extend the ground floor office content.

ACCOMMODATION

| | |
|----------------------|--------------|
| Ground Floor | 13,654 sq ft |
| First Floor Office's | 2,510 sq ft |





UNITS 7 & 8 BENEFIT FROM



Fully fitted office
in each unit



Ability to
combine units



6.6 metre minimum
eaves height



Secure
site



11 allocated
spaces per unit



3 phase
power



Male &
Female WCs



Targeting
EPC B



LED Office and
Warehouse Lighting



Kitchenette



Heating & cooling in
first floor offices

HERON INDUSTRIAL ESTATE

TENURE

The units are available by way of a new FRI lease for a term to be agreed.

DRIVE TIMES

| LOCATION | DISTANCE | TIME |
|----------------------------|------------|---------|
| Central Reading | 5.0 miles | 15 mins |
| M4 (J11) | 1.7 miles | 7 mins |
| Reading Green Park Station | 3.0 miles | 12 mins |
| Slough | 21 miles | 30 mins |
| Heathrow Airport | 21.6 miles | 35 mins |
| Oxford | 30 miles | 48 mins |
| London | 35 miles | 45 mins |

RATES

Units 7 & 8: c. £76,035 for 2025

The above figures are based on the UBR for 2023/24, interested parties are advised to check the above figures with the local authority.

RENT

Upon application.

PLANNING

The units benefit from an existing consent for E(i)(iii), B2 (industrial) and B8 (distribution) with ancillary offices.

VAT

We are advised VAT is applicable on the rental at the prevailing rate.

EPC

Targeting B.

SERVICE CHARGE

There is an estate charge levied in relation to the communal areas which can be provided upon request.



FURTHER INFORMATION

For further information or to arrange a viewing please contact the agents:

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