

UNITS 1 & 8 HERON INDUSTRIAL ESTATE

BASINGSTOKE ROAD // READING // RG7 1PJ

NEWLY REFURBISHED AVAILABLE NOW

TO LET



LAST REMAINING UNITS FROM 5,887 SQ FT - 8,068 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 1 & 8 benefit from a minimum eaves height of 5.1 metres (unit 1) and 6.6 metres (unit 8), 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

Unit 1	sq ft	sq m
Ground Floor	4,683	435.1
First Floor Office	1,204	111.9
Total	5,887	547.0

Unit 8	sq ft	sq m
Ground Floor	6,936	644.3
First Floor Office	1,132	105.2
Total	8,068	749.5



Unit 8



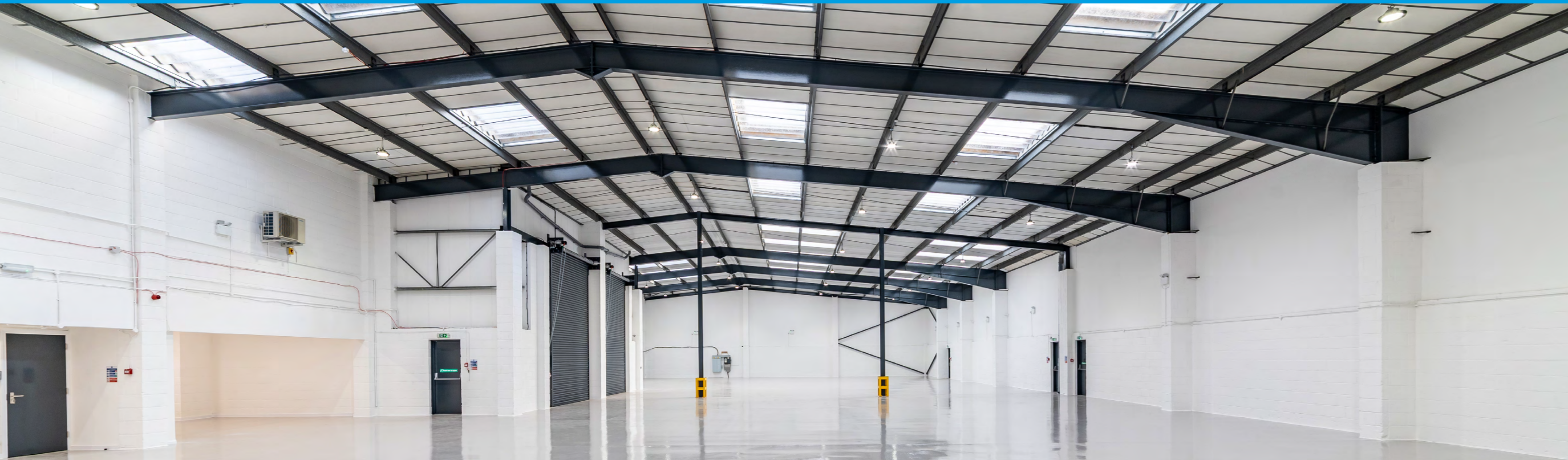
Unit 8



Unit 8



Unit 8



UNITS 1 & 8 BENEFIT FROM



Refurbished office in each unit



Unit 1 min. eaves height is 5.1 metres



Unit 8 min. eaves height is 6.6 metres



Full height electric roller shutter door



Secure site



Allocated parking spaces 8 for unit 1/11 for unit 8



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

RATEABLE VALUE

Units 1 - £73,000 from 1st April 2026

Units 8 - c.£96,500 from 1st April 2026

The above figures are based on the UBR for 2025/26, 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(g)(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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