

# HURRICANE URBAN HUB



**TO LET**

BEST IN CLASS BRAND NEW WAREHOUSE / INDUSTRIAL SCHEME  
UNITS RANGING FROM 10,615 – 47,960 SQ.FT

**IMMEDIATELY AVAILABLE TO OCCUPY**

Headley Road East, Woodley, Reading, RG5 4SN

[hurricaneurbanhub.co.uk](http://hurricaneurbanhub.co.uk)

**HILLWOOD**  
A PEROT COMPANY®

**Goya**  
urban warehouse  
development



# Hurricane Urban Hub Reading

**Hurricane Urban Hub, Reading, is an exciting and unique 10 unit speculative warehouse/industrial development with units ranging from 10,615 – 47,960 sq.ft.**

Located in close proximity to Junction 10 of the M4, this development provides occupiers with immediate access to the M4 via the A329(M) and unrivalled links to London, Heathrow, Maidenhead, Bracknell, Swindon and the West. By locating your business at Hurricane Urban Hub you will be in good company, with well known occupiers situated nearby including:



The scheme has been developed to the highest specification and green credentials, including net zero carbon emissions.

- 7.5 acre landscaped site.
- 10 new urban industrial units totalling 186,496 sq.ft
- All units finished to the highest specification including fitted first floor office accommodation and shower facilities.
- Occupiers benefit directly from savings generated by Solar PV Panels on all units.
- Secure Yards to Units 9 & 10.
- Planning for use classes E(g)iii, B2, B8.







The development is situated on the south side of Headley Road East. Approximately 6 miles east of Reading town centre.

\*Indicative CGI

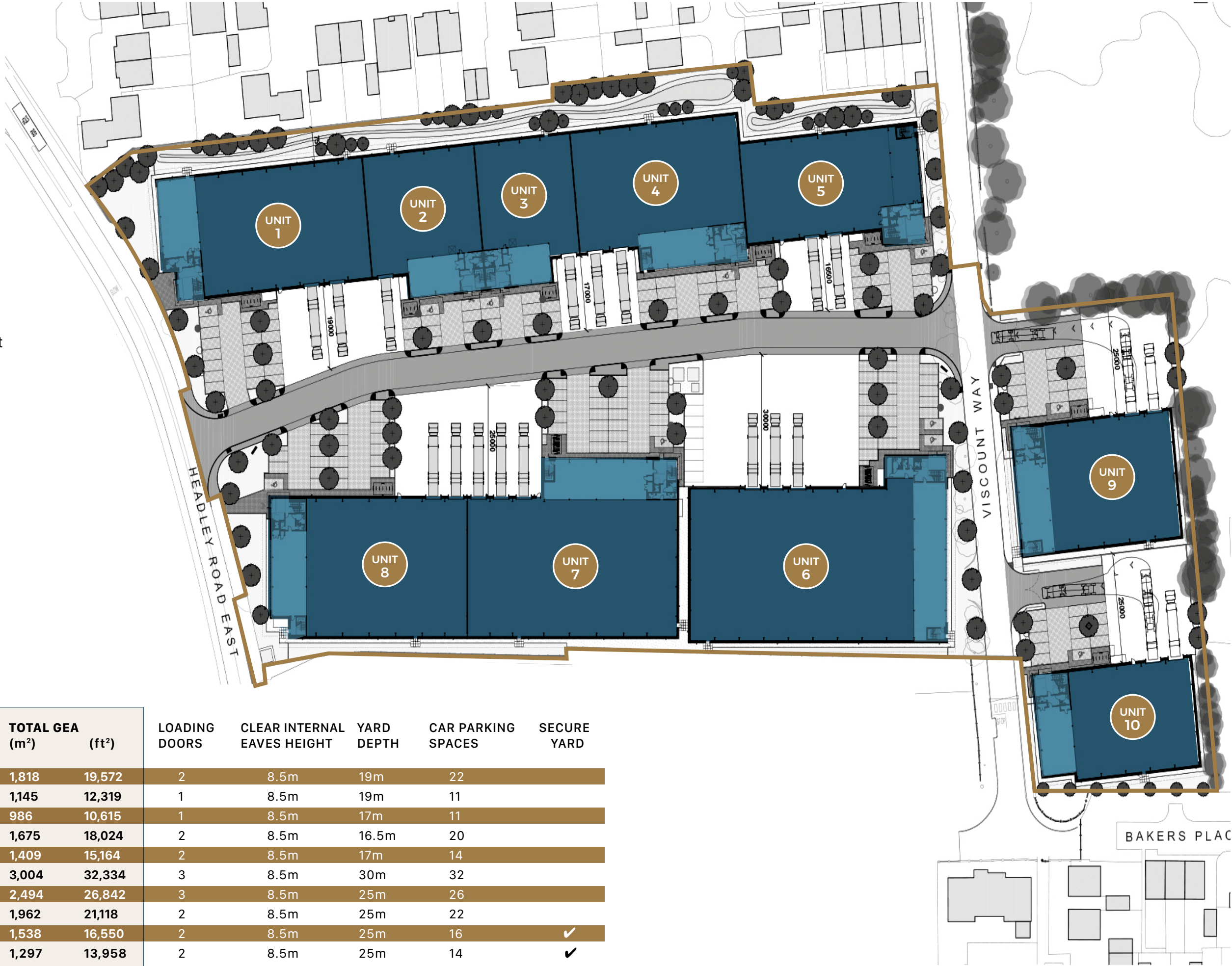


# Site Plan Flexible Units

Innovative, sustainable design  
Units ranging from 10,615 – 47,960 sq.ft

\*Units can be combined.  
Potential to secure additional yards.

UNIT	GROUND GEA (ft²)	FIRST GEA (ft²)	TOTAL GEA (m²)	TOTAL GEA (ft²)	LOADING DOORS	CLEAR INTERNAL EAVES HEIGHT	YARD DEPTH	CAR PARKING SPACES	SECURE YARD
1	16,697	2,875	1,818	19,572	2	8.5m	19m	22	
2	10,313	2,006	1,145	12,319	1	8.5m	19m	11	
3	8,885	1,730	986	10,615	1	8.5m	17m	11	
4	15,369	2,655	1,675	18,024	2	8.5m	16.5m	20	
5	12,656	2,508	1,409	15,164	2	8.5m	17m	14	
6	27,682	4,652	3,004	32,334	3	8.5m	30m	32	
7	23,065	3,777	2,494	26,842	3	8.5m	25m	26	
8	17,874	3,244	1,962	21,118	2	8.5m	25m	22	
9	13,819	2,731	1,538	16,550	2	8.5m	25m	16	✓
10	11,572	2,386	1,297	13,958	2	8.5m	25m	14	✓
TOTAL			17,326	186,496					





# Units 1-5 Flexible by Design

- Dedicated Loading Area for all units
- Allocated Car Parking
- Fitted First Floor Office Accommodation



UNIT	GROUND GEA (ft²)	FIRST GEA (ft²)	TOTAL GEA (m²)      (ft²)		LOADING DOORS	CLEAR INTERNAL EAVES HEIGHT	YARD DEPTH	CAR PARKING SPACES
1	16,697	2,875	1,818	19,572	2	8.5m	19m	22
2	10,313	2,006	1,145	12,319	1	8.5m	19m	11
3	8,885	1,730	986	10,615	1	8.5m	17m	11
4	15,369	2,655	1,675	18,024	2	8.5m	17m	20
5	12,656	2,508	1,409	15,164	2	8.5m	16.5m	14

\*Units can be combined; Unit 2 & 3 totalling 22,934sq.ft





# Units 6-8

## Abilty to Combine Units

- Dedicated Yards
- Flexible Unit Sizes
- Exceptional Sustainable Design



UNIT	GROUND GEA (ft²)	FIRST GEA (ft²)	TOTAL GEA (m²)      (ft²)		LOADING DOORS	CLEAR INTERNAL EAVES HEIGHT	YARD DEPTH	CAR PARKING SPACES
6	27,682	4,652	3,004	32,334	3	8.5m	30m	32
7	23,065	3,777	2,494	26,842	3	8.5m	25m	26
8	17,874	3,244	1,961.9	21,118	2	8.5m	25m	22

\*Units can be combined; Unit 7 & 8 totalling 47,960sq.ft





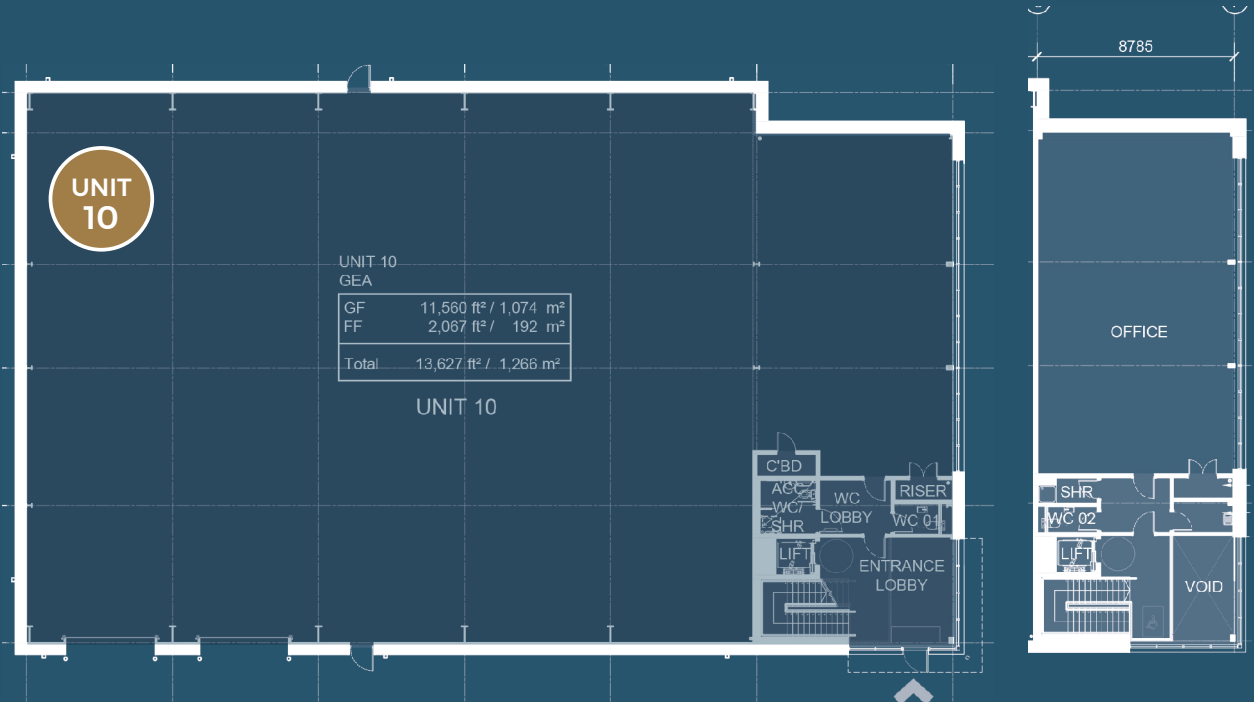
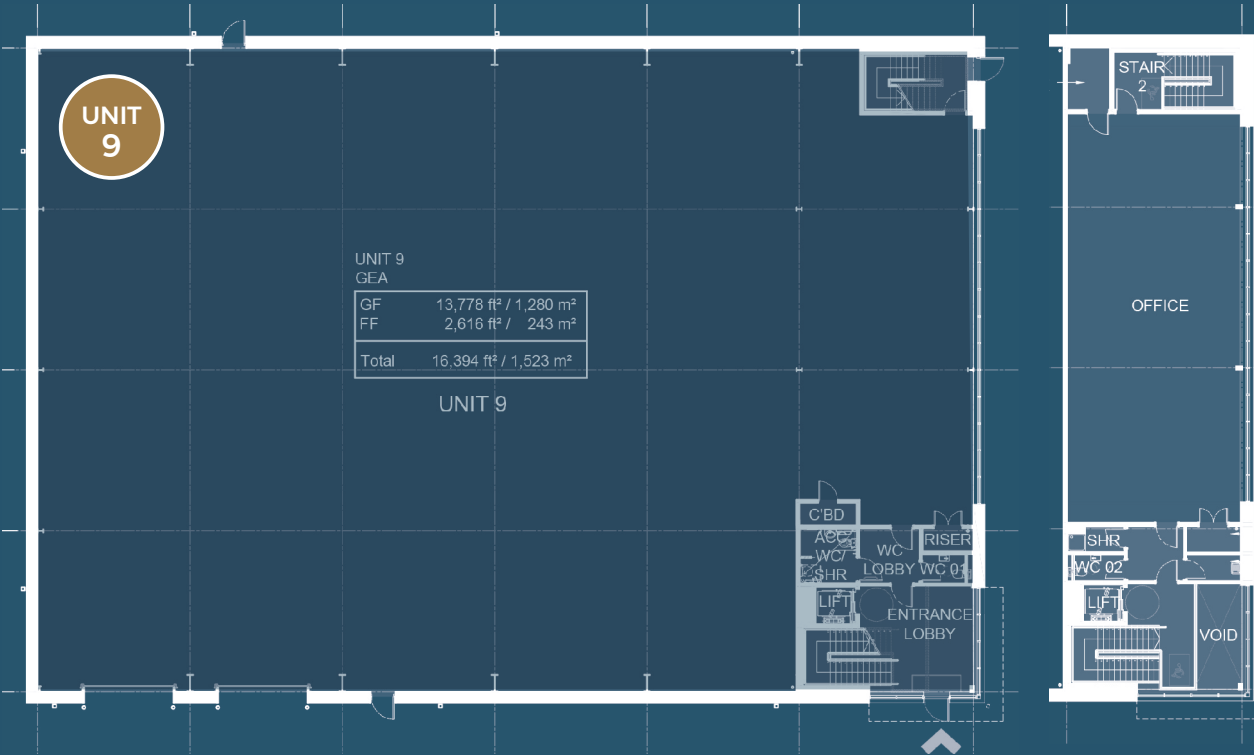
# Standalone Units 9-10

## Secure Yards

- Both Units 9 & 10 are detached, standalone units
- Generous car parking
- Above average loading door provision



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9	13,819	2,731	1,538	16,550	2	8.5m	25m	16
10	11,572	2,386	1,297	13,958	2	8.5m	25m	14





# Unique to you Specification

The development benefits from the Goya Green Credentials and superior specification, with the buildings designed to perform for all occupiers.



Minimum 8.5m clear internal height



50KN m2 floor loading



Secure Yards & ability to secure



Electric level access loading doors

16.5m - 30m

Yard depths ranging from 16.5m - 30m



First floor offices



Lifts to Offices (Units 1, 5, 6, 7, 8, 9, 10)



Shower facilities



Comfort cooling/heating system to offices



Allocated cycle parking (94 spaces)



15% Roof lights to ensure natural light to warehouse



Power Ranging from 120kVA – 330kVA per unit



Pandemic health & safety initiatives





# Green Specification Sustainable Futures

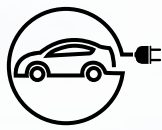
Hurricane Urban Hub provides highly sustainable industrial units. The scheme presents an opportunity for occupiers to minimize their environmental footprint, without compromising on unit specification.



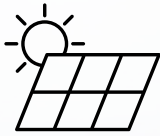
BREEAM  
target 'Excellent'



EPC A+  
target



Electric vehicle  
charging points



PV panning  
to roof



Ground & air source  
heat pumps for office  
heating/cooling



Water regulation  
technology



Green walls /  
bio-diversity  
enhancements



Thermal insulation and  
airtightness in excess  
of building regulations

POTENTIAL  
SAVINGS OF  
C. £0.98PSF  
PER ANNUM\*

Occupiers will benefit directly from the free electricity generated from the PV system. This will enable a cost saving per annum if all the electricity is used as below;

Unit 1	£19,350 p.a	Unit 6	£32,075 p.a
Unit 2	£12,205 p.a	Unit 7	£26,650 p.a
Unit 3	£10,550 p.a	Unit 8	£21,045 p.a
Unit 4	£17,835 p.a	Unit 9	£16,395 p.a
Unit 5	£14,965 p.a	Unit 10	£13,625 p.a

\*assumption/calculation is based off an assumed rate of £0.28p kW.







# Location

Headley Road East, Woodley, Reading RG5 4SN

Hurricane Urban Hub is located to the east of Reading only 1.4 miles from the A329(M), which provides direct access to J10 of the M4. Reading railway station is on the Great Western Main Line providing a direct rail service to London Paddington, with a fastest journey time of 24 minutes. The station is also served by the Elizabeth Line, providing direct services Central London (Bond Street).

There are also regular services to Maidenhead, Basingstoke and Bristol. Heathrow Airport is located approximately 32 miles to the East, providing cargo and passenger flights to both domestic and international destinations.

 ROAD	 RAIL
A329 (M)	FROM READING CENTRAL
Junction 10 M4	Oxford23 minutes
Reading Town Centre	London Paddington24 minutes
M25 J15	Bristol53 minutes
Central London	Birmingham92 minutes

 ELIZABETH LINE	 AIR
Central London	Heathrow(28 mins) 23 miles

# Agents



**Neil Seager**  
07879 600069  
neilseager@haslams.co.uk

**Harry Bevins**  
07725 277556  
harrybevins@haslams.co.uk



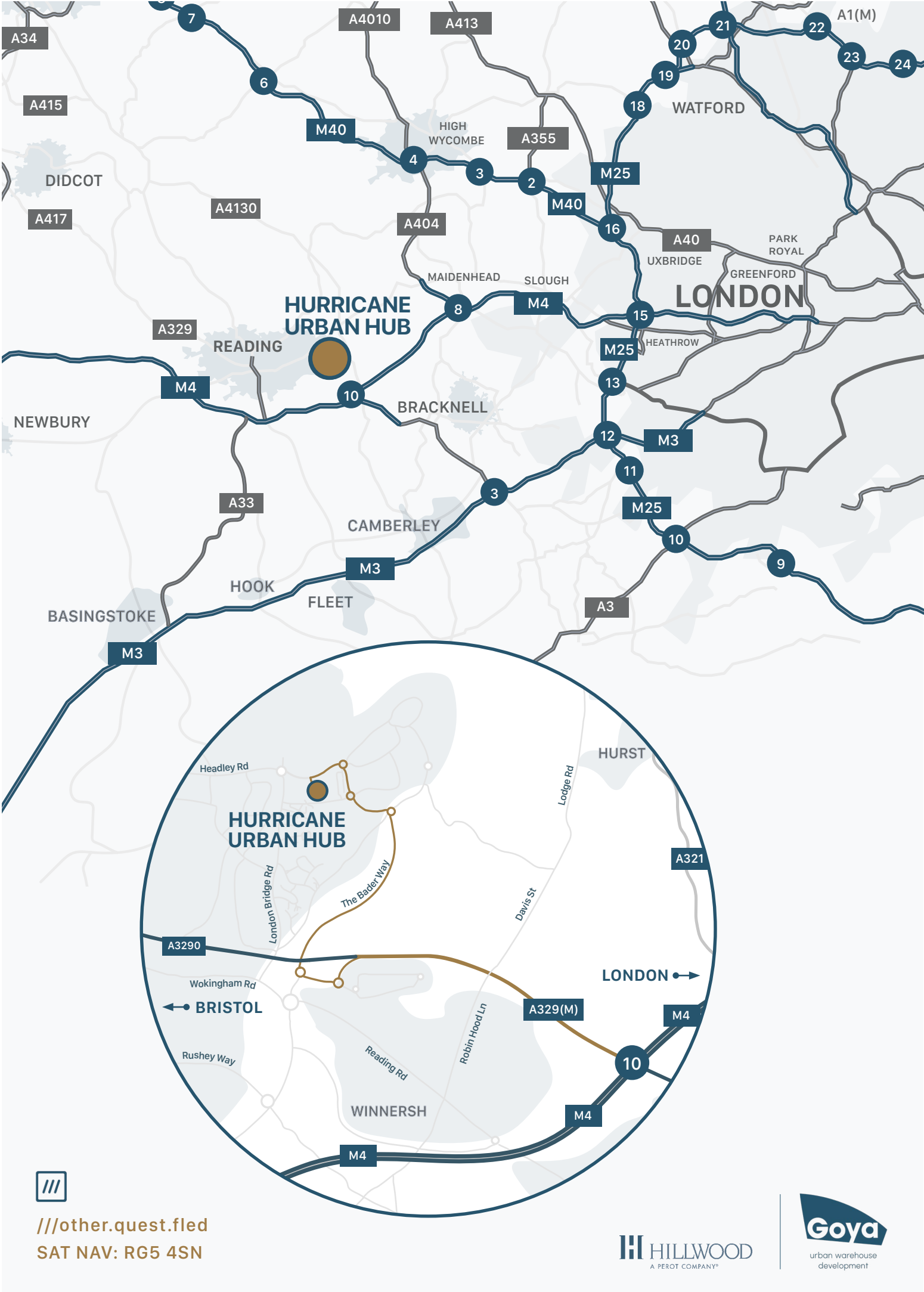
**Maddie Moriarty**  
07545 582097  
Maddie.Moriarty@dtre.com

**Hugh Stanton**  
07730 357434  
hugh.stanton@dtre.com



**Nick Hardie**  
07732 473357  
Nick.Hardie@hollishockley.co.uk

**William Merrett-Clarke**  
07774 269443  
william.merrett-clarke@hollishockley.co.uk



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SAT NAV: RG5 4SN

