

# 310

Wharfedale Road, Winnersh  
Wokingham RG41 5TP

## TO LET

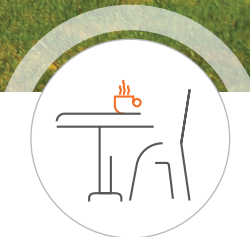
HQ semi-detached production /warehouse  
unit on a prime business park from  
35,000 sq ft up to 53,735 sq ft



STRATEGIC LOCATION  
& EASE OF ACCESS



HIGH QUALITY  
ACCOMMODATION



SUPERB ON-SITE  
FACILITIES



Located within a 2 minute drive of M4, J10 and a 10 minute walk of Winnersh Triangle train station, **310 Wharfedale Road** is prominently positioned with easy access to park amenities.

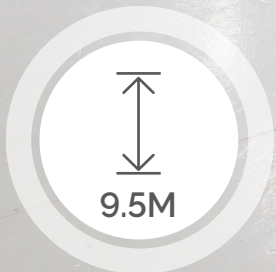
CLOSE PROXIMITY TO  
HEATHROW AIRPORT  
(T1-5 & CARGO TERMINAL)

BE IN GOOD COMPANY  
WITH OTHER LARGE  
CORPORATES

DEDICATED RAIL STATION  
WITH DIRECT FREQUENT  
SERVICES TO CENTRAL  
LONDON & READING







9.5M CLEAR  
HEIGHT



2 LEVEL & 2 DOCK LEVEL  
LOADING DOORS



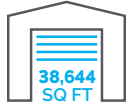
800 KVA  
POWER SUPPLY





310 Wharfedale provides a semi-detached warehouse facility with two storey offices to the front which can be taken as a whole or in parts providing the ultimate flexibility for a business.

The property is of portal frame construction with part glazed elevations. The offices are to the front of the building with loading to the production/warehouse area accessed from the side via the large yard and dock level loaders; and a level roller shutter door to the rear.



## SPECIFICATION

### WAREHOUSE

- 9.5m clear height
- 2 level loading doors
- 2 dock level loading doors
- Half height loading doors to rear elevation
- High bay warehouse lighting
- Male and female WCs
- 800 kVa power supply
- Undercroft to first floor offices

### LARGE CORPORATE RECEPTION

- Impressive headquarters reception
- 8 person passenger lift
- Accessible, male and female WCs

### EXTERNAL

- Self contained secure fenced yard
- Automated gates
- 100 car parking spaces
- Cycle shelter

### FIRST FLOOR OFFICES

- LED lighting
- Suspended ceilings
- Carpeted, raised access floors
- Male and female WCs
- Shower facilities
- Heat recovery, fresh air ventilation system





ACCOMMODATION

WAREHOUSE (including undercroft)

GROUND FLOOR RECEPTION & AMENITIES

FIRST FLOOR OFFICES

TOTAL (APPROXIMATE GEA)

38,644 sq ft

3,046 sq ft

12,045 sq ft

53,735 sq ft

3,590 sq m

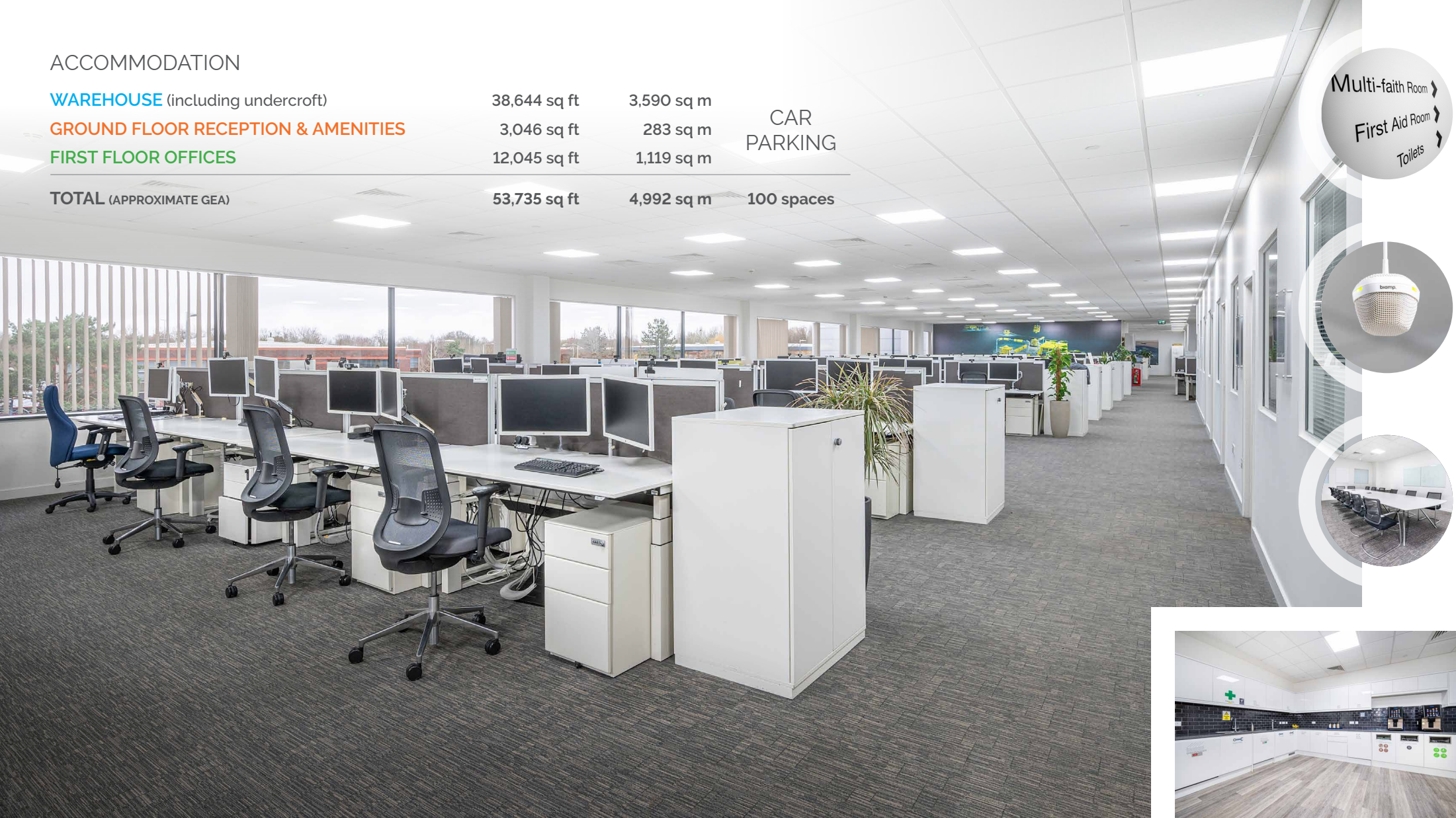
283 sq m

1,119 sq m

4,992 sq m

CAR  
PARKING

100 spaces



Multi-faith Room  
First Aid Room  
Toilets

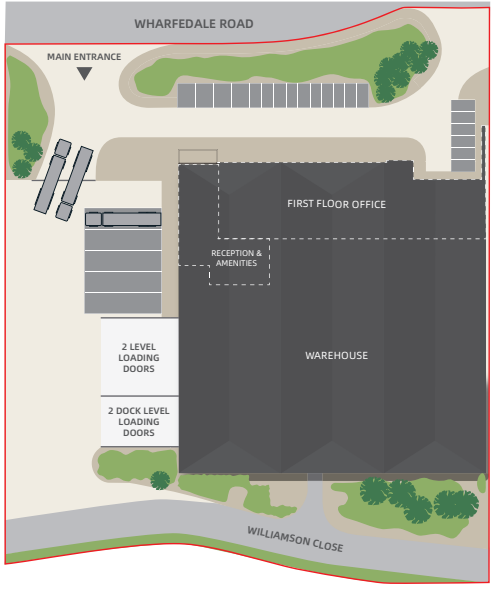


EPC

EPC Rating: C.

TERMS

The property is available as a whole or in part by way of either a sublet or assignment of the existing lease (expiry 31st March 2029). Alternatively a new lease may be available direct from the Landlords.



LOCATION

Winnersh is a well established business location in the heart of the Thames Valley. The park fronts the A329(M), has its own railway station and is less than two miles from junction 10 of the M4 motorway, with a frequent park and ride bus service to Reading Station.

TRAVEL TIMES

BY ROAD

M4 JUNCTION 10	2 miles
READING	6 miles
BASINGSTOKE	18 miles
M25 JUNCTION 15	20 miles
HEATHROW T1, 2 & 3	24 miles
CENTRAL LONDON	39 miles
OXFORD	48 miles



BY RAIL from Winnersh Triangle

READING (direct)	10 mins
GUILDFORD	36 mins
BASINGSTOKE	38 mins
PADDINGTON	44 mins
OXFORD	44 mins
LONDON WATERLOO (direct)	75 mins



VIEWING AND FURTHER INFORMATION

Strictly by appointment via the sole agents:



SARAH DOWNES  
07856 003 033  
sarah.downes@jll.com

JAMES NEWTON  
07701 230 718  
james.newton1@jll.com



These particulars are produced in good faith, and set out as a general guide only and do not constitute part of any offer or contract. All descriptions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Any services mentioned have not been tested and therefore prospective occupiers should satisfy themselves as to their operation. No person in the employment of Jones Lang LaSalle has any authority to make or give representation or warranty whatever in relation to this property. All prices and rents are quoted exclusive of VAT unless otherwise stated. March 2025.