

To Let
High Specification Industrial Units
13,705 to 90,118 Sq Ft

Available Spring 2027

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READING

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RG2 9FW

 Wrenbridge

 FIERA
REAL ESTATE

Focused on Innovation, Designed for Efficiency

Focus, Reading will comprise a new, Grade A, highly sustainable industrial and logistics development. The scheme is set within established landscaping and will provide high quality on site amenity, providing an outstanding working environment for the occupiers.

Focus, Reading is designed with a strong focus on sustainability, aiming for an EPC A+ rating and BREEAM Excellent certification. This ensures exceptional energy efficiency and a minimal environmental footprint.



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Focused on Quality, Built to Deliver



Targeting BREEAM
'Excellent'



Landscaped Environment
Promoting Biodiversity



Targeting EPC
Rating 'A+'



Net Zero Carbon
in Operation

Unit 4
28,991 SQ FT

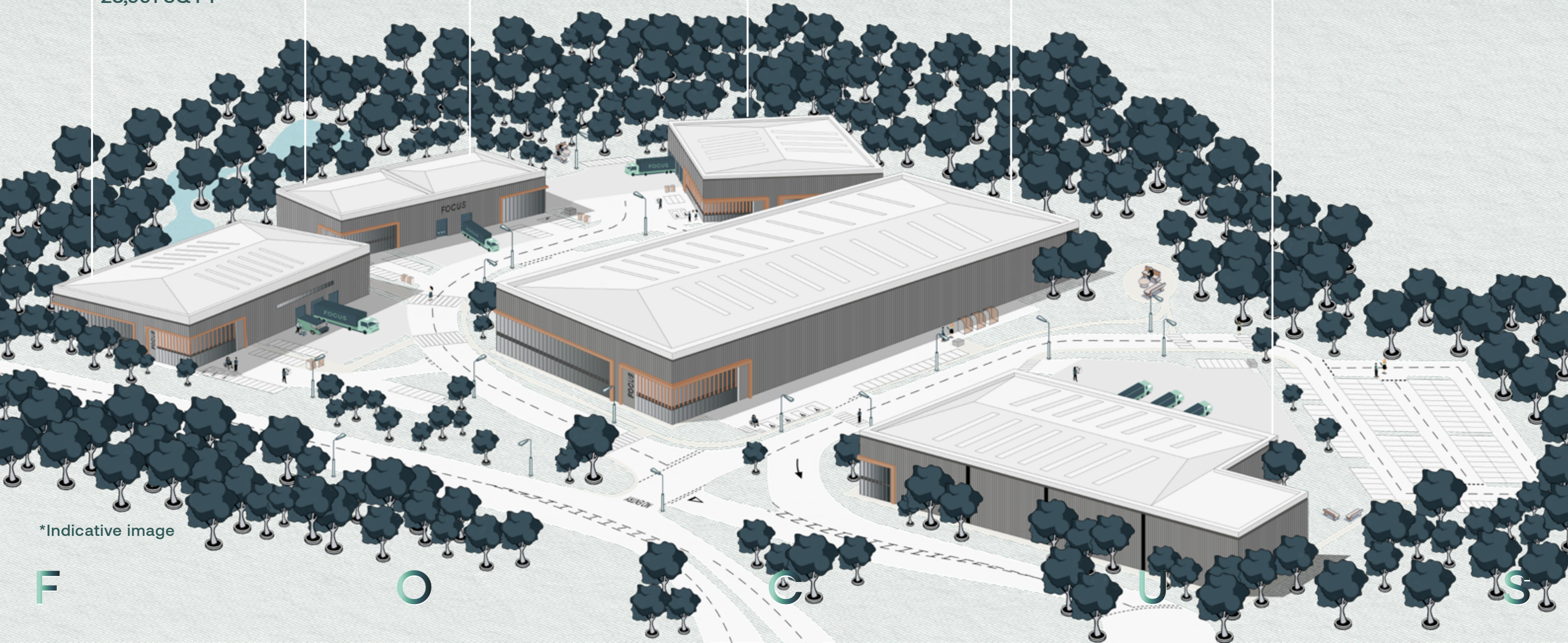
Unit 3b
13,705 SQ FT

Unit 3a
13,705 SQ FT

Unit 2
42,539 SQ FT

Unit 1
90,118 SQ FT

Unit 5
40,309 SQ FT



*Indicative image

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Masterplan



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Focused on Volume, Built for Logistics

Racking Layouts

| | |
|------------|-------------------------------|
| Unit 1 | Download here |
| Unit 2 | Download here |
| Unit 3 A&B | Download here |
| Unit 4 | Download here |
| Unit 5 | Download here |

Pallet Spaces

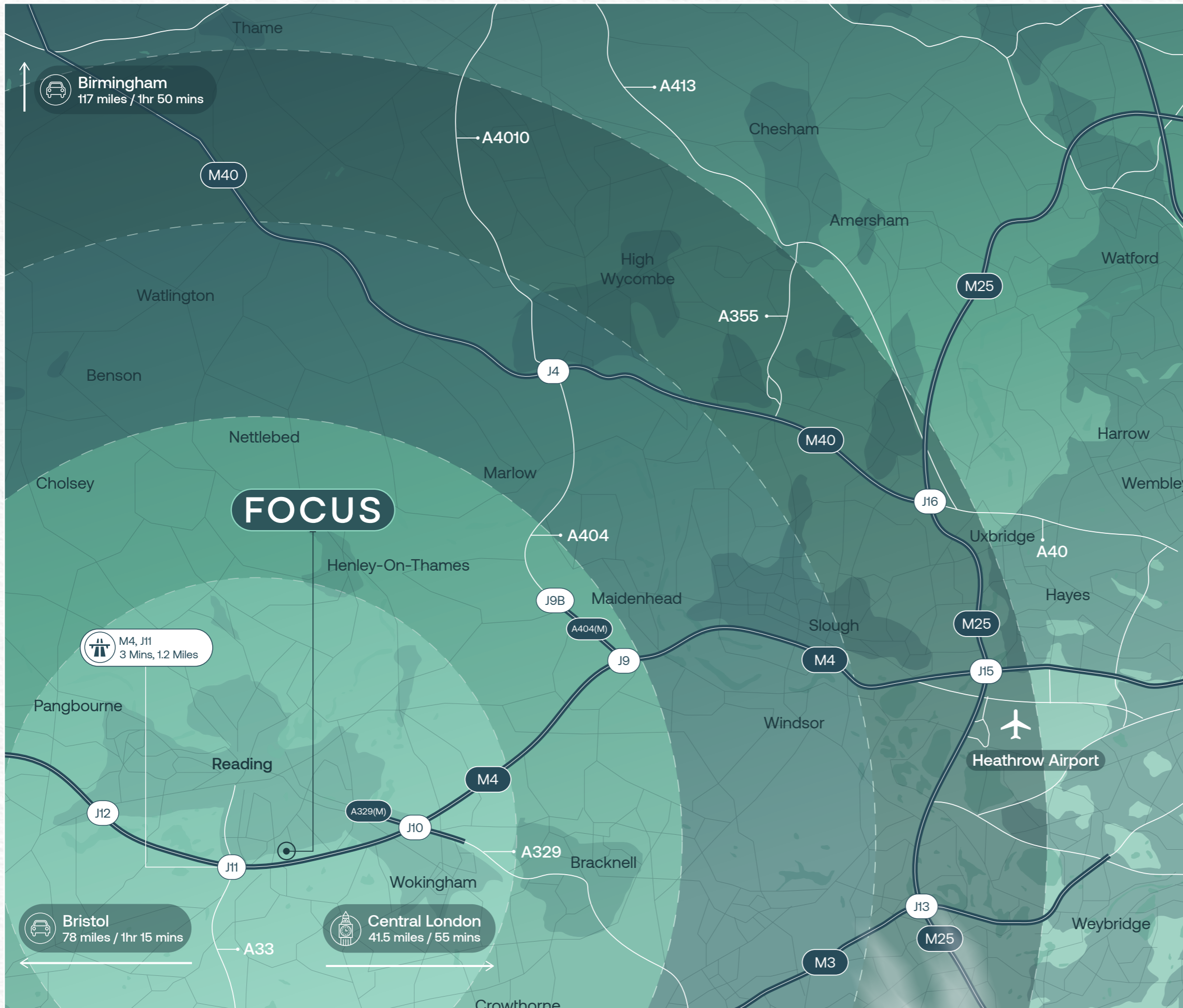
| | |
|------------|---------------|
| Unit 1 | 18,200 |
| Unit 2 | 7,848 |
| Unit 3 A&B | 1,528 / 1,520 |
| Unit 4 | 4,028 |
| Unit 5 | 6,670 |

Clear Heights

| | |
|------------|-----|
| Unit 1 | 12m |
| Unit 2 | 10m |
| Unit 3 A&B | 8m |
| Unit 4 | 10m |
| Unit 5 | 10m |






F O C U S




Focus, Reading provides excellent connectivity to major transport networks, rail stations and airports. The scheme offers easy access to the M4 Corridor and proximity to London, making it an attractive location for industrial and logistics operators.

|  | Distance | Time |
|---|-----------|---------|
| M4 J11 | 1.2 miles | 3 mins |
| A33 | 1.2 miles | 3 mins |
| Reading Town Centre | 3.3 miles | 12 mins |
| A329 (M) | 6.3 miles | 10 mins |
| M25 J15 | 25 miles | 31 mins |

|  | Distance | Time |
|---|-----------|---------|
| Reading  | 3.8 Miles | 15 Mins |
| Winnersh | 4.4 Miles | 11 Mins |

|  | Distance | Time |
|---|------------|--------------|
| Heathrow Airport | 27.8 Miles | 35 Mins |
| Gatwick Airport | 63.7 Miles | 1 Hr 15 Mins |

|  | Distance | Time |
|---|------------|--------------|
| Southampton Port | 49.0 Miles | 1 Hr |
| Bristol Port | 85.9 Miles | 1 Hr 30 Mins |

FOCUS

Focused on Location,
Placed for Performance

FOCUS

Tesco
Distribution Centre

Reading F.C

B&Q

Audi

Travis Perkins

DHL

Reading Town Centre

M4 / J11

M4

A33

M4

B3270

M4

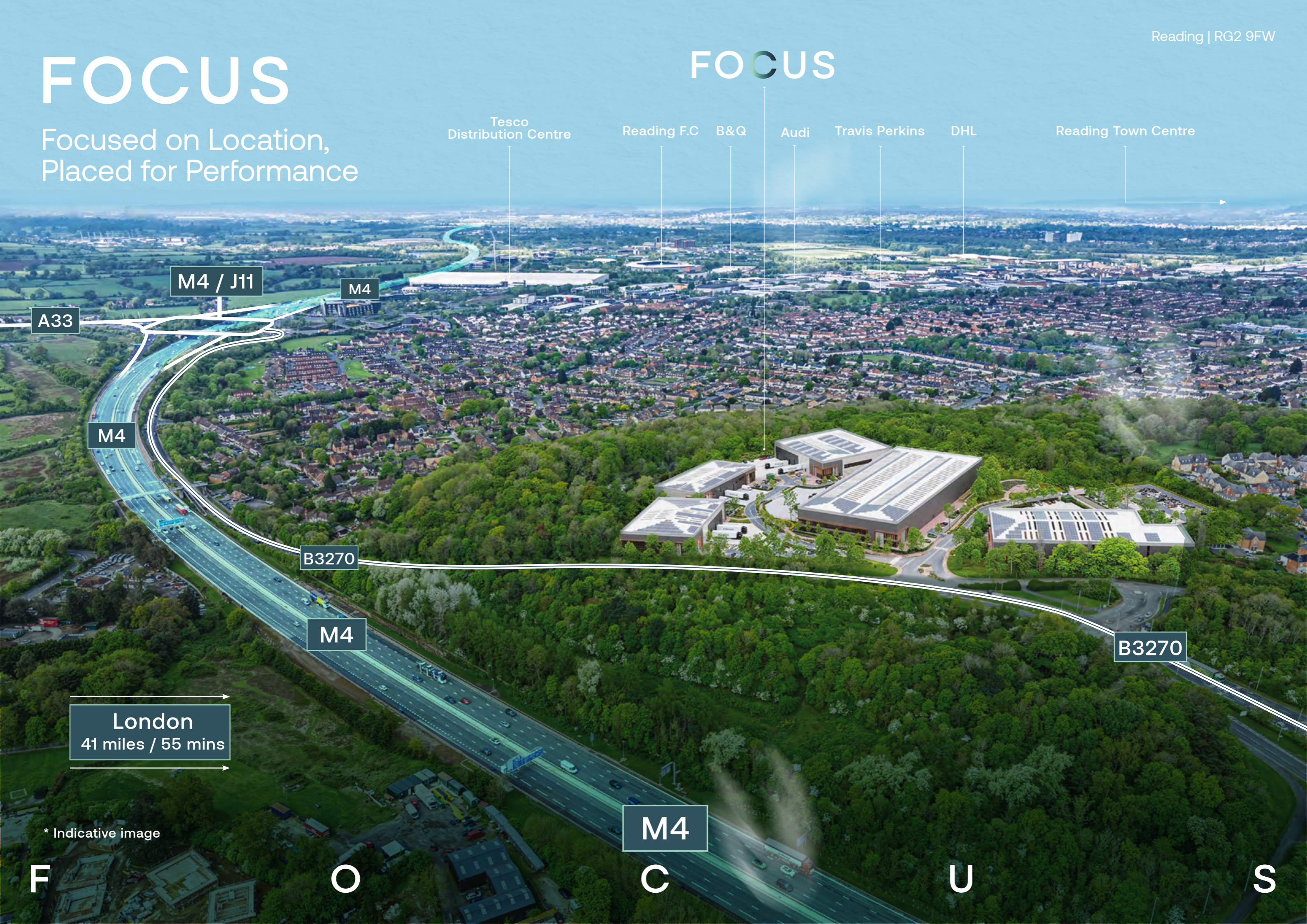
B3270

London
41 miles / 55 mins

M4

* Indicative image

F O C U S



Unit 1

90,118 SQ FT



| | |
|-------------------------------|---------------------|
| Warehouse | 79,616 SQ FT |
| FF Office | 10,503 SQ FT |
| Total (GEA) | 90,118 SQ FT |
| Target PV Generation (kWh/yr) | 311,958 |
| Annual PV Cost Savings | £89,220 |

12m Clear Internal Height

40m Yard Depth

2 Level Access Loading Doors

Rooftop Solar PV Panels

6 Dock Level Loading Doors

High Quality Office Accommodation

91 Car Parking Spaces

Targeting BREEAM 'Excellent'

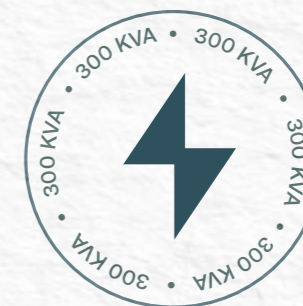
Secure Yard

Targeting EPC 'A+'



Unit 2

42,539 SQ FT



| | |
|-------------------------------|---------------------|
| Warehouse | 36,339 SQ FT |
| FF Office | 6,200 SQ FT |
| Total (GEA) | 42,539 SQ FT |
| Target PV Generation (kWh/yr) | 195,155 |
| Annual PV Cost Savings | £55,814 |



- 10m Clear Internal Height
- 41m Yard Depth
- 2 Level Access Loading Doors
- Rooftop Solar PV Panels
- 2 Dock Level Loading Doors
- High Quality Office Accommodation
- 40 Car Parking Spaces
- Targeting BREEAM 'Excellent'
- Secure Yard
- Targeting EPC 'A+'

Unit 3 A&B

13,705 SQ FT



| | |
|--|---------------------|
| Warehouse | 11,406 SQ FT |
| FF Office | 2,300 SQ FT |
| Total - Each Unit (GEA) | 13,705 SQ FT |
| Combined Total (GEA) | 27,410 SQ FT |
| Combined Target PV Generation (kWh/yr) | 134,571 |
| Combined Annual PV Cost Savings | £38,487 |

8m Clear Internal Height

19m Yard Depth

1 Level Access Loading Door Per Unit

Rooftop Solar PV Panels

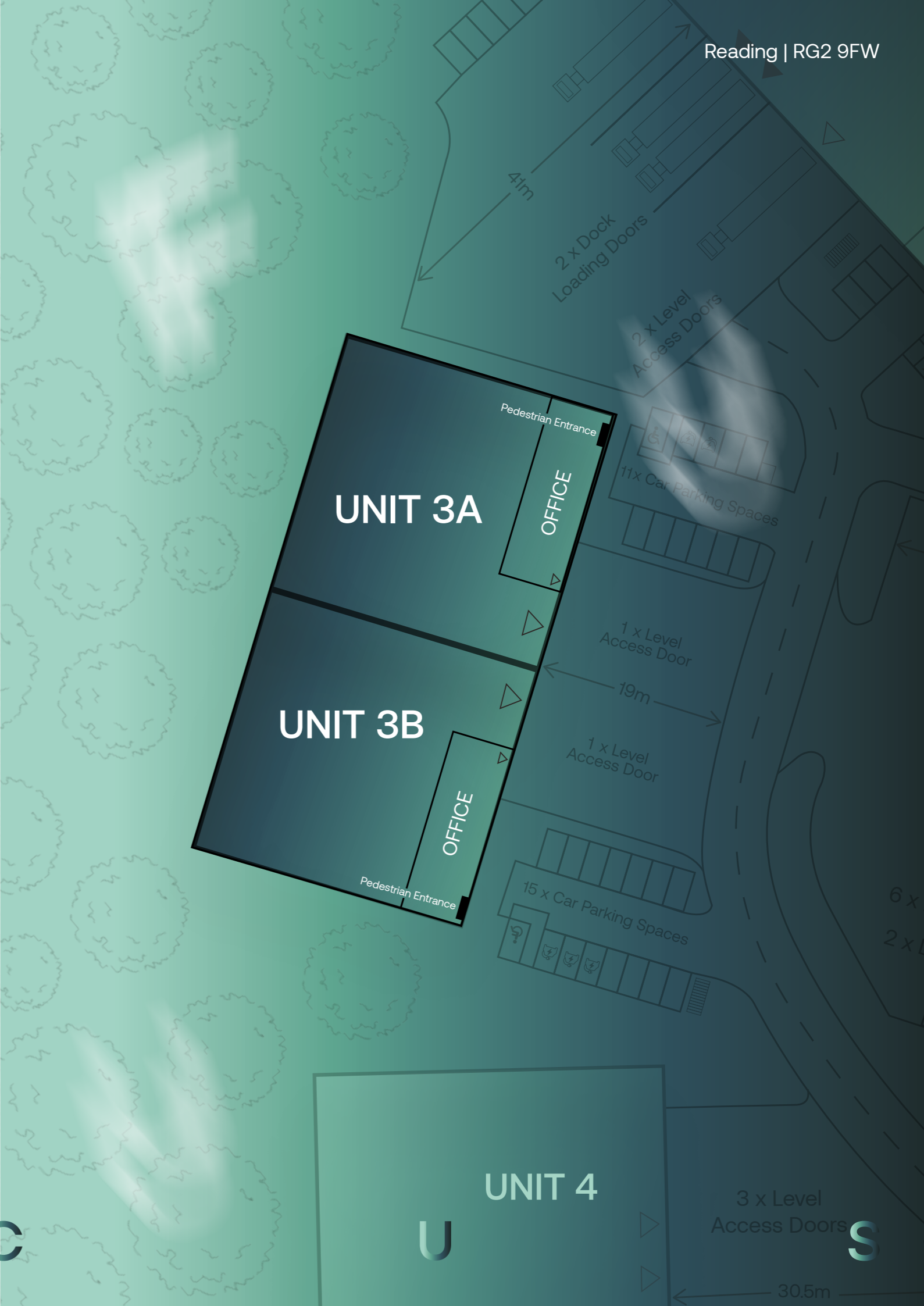
3A - 11x Car Spaces
3B - 15x Car Spaces

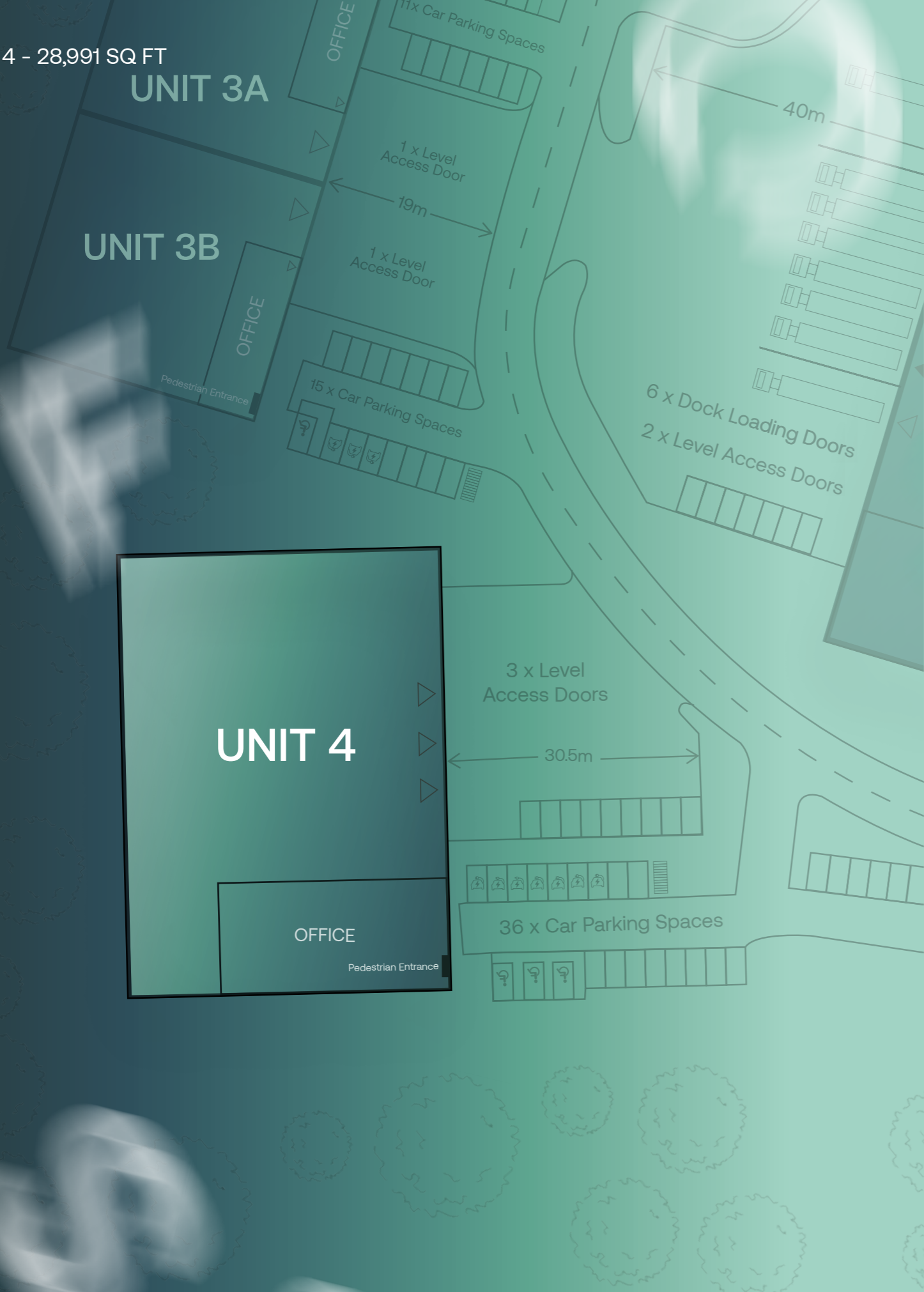
High Quality Office Accommodation

Secure Yard

Targeting BREEAM 'Excellent'

Targeting EPC 'A+'





Unit 4

28,991 SQ FT



| | |
|-------------------------------|---------------------|
| Warehouse | 24,338 SQ FT |
| FF Office | 4,654 SQ FT |
| Total (GEA) | 28,991 SQ FT |
| Target PV Generation (kWh/yr) | 163,886 |
| Annual PV Cost Savings | £46,871 |

10m Clear Internal Height

Rooftop Solar PV Panels

3 Level Access Loading Doors

High Quality Office Accommodation

36 Car Parking Spaces

Targeting EPC 'A+'

30.5m Yard Depth

Targeting BREEAM 'Excellent'

Secure Yard

Unit 5

40,309 SQ FT



| | |
|-------------------------------|---------------------|
| Warehouse | 34,550 SQ FT |
| FF Office | 5,759 SQ FT |
| Total (GEA) | 40,309 SQ FT |
| Target PV Generation (kWh/yr) | 192,626 |
| Annual PV Cost Savings | £55,091 |

10m Clear Internal Height

40m Yard Depth

2 Level Access Loading Doors

Rooftop Solar PV Panels

3 Dock Level Loading Doors

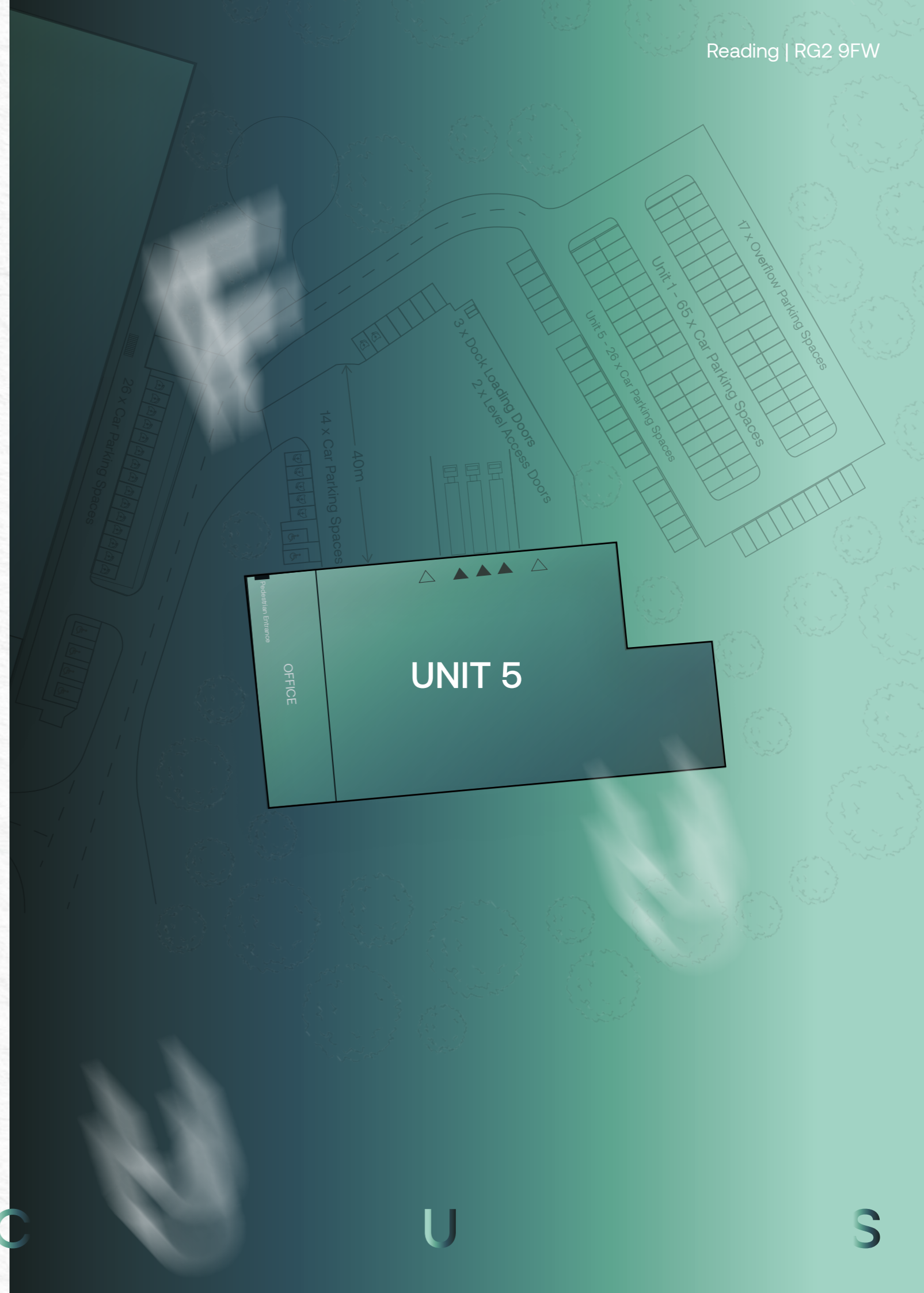
High Quality Office Accommodation

40 Car Parking Spaces

Targeting BREEAM 'Excellent'

Secure Yard

Targeting EPC 'A+'



Focused on the Details, Built for Results



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Sustainable Solutions, Long-Term Savings

Energy-saving features such as rooftop photovoltaics, high-efficiency LED lighting, and EV charging infrastructure help reduce both energy consumption and carbon emissions. The development is targeting a BREEAM 'Excellent' rating and an EPC Rating of 'A+'.

| | Minimum Estimated Total PV Area (M ²) | Annual PV Saving |
|---------|---|------------------|
| Unit 1 | 1,800 | £89,220 |
| Unit 2 | 1,150 | £55,814 |
| Unit 3a | 415 | £19,597 |
| Unit 3b | 400 | £18,890 |
| Unit 4 | 950 | £46,871 |
| Unit 5 | 1,100 | £55,091 |

Focused on Wellbeing, Designed for Work and Life



F O C U S

Reading in FOCUS: Powered by Progress

Reading stands out as one of the UK's most dynamic urban economies, with an impressive employment rate of 86.1%—well above the South East average. With a population of 318,000, the town boasts a strong presence across key sectors, including construction (6.7%), manufacturing (5.8%), and transport & storage (4.2%).

Although unemployment is slightly above the regional average at 3.5%, Reading's economic outlook is robust. It is projected to be the UK's fastest-growing town between 2024 and 2027, powered by a thriving information and communication technology sector.

Adding to its strength, Reading ranks second only to London in export value per worker, exceeding £140,000—highlighting its concentration of high-tech and professional service industries.

86.1%

Employment Rate: As of December 2023, Reading's employment rate for individuals aged 16 to 64 was 86.1%, higher than the South East average of 79.3% Source: ONS

3.5%

Unemployment Rate: The unemployment rate in Reading was 3.5% for those aged 16 and over, slightly higher than the South East average of 2.9% Source: ONS

4.2%

Local people work in Transport & Storage (6,989) Source: ONS

5.8%

Local people work in manufacturing (9,575) Source: ONS

6.7%

Local people work in construction (11,037) Source: ONS

318,000

Reading has a population of 318,000 Source: ONS

3.3%

Economic Growth Leader: Reading is projected to be the UK's fastest-growing town between 2024 and 2027, driven by its strong information and communication technology sector, which is expected to grow at an average annual rate of 3.3%. Source: ONS

£140,000

Export Strength: Reading ranks second only to London in export value per worker, exceeding £140,000. This high export value is driven by its concentration of high-tech and professional service firms Source: ONS

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HOCKLEY**

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