



Bennett Road,
Reading RG2 0QX

**Brand new industrial
/ warehouse unit
totalling 49,208 sq ft
including 7,696 sq ft
first floor office**



To Let

A progressive new development

Greenlight Reading is a brand new industrial / warehouse unit located just 1.5 miles from Junction 11 of the M4.

We believe in relentlessly raising the bar on sustainability. Using innovative technologies we target the highest possible sustainability rating.

This commitment to greener means lower running costs and carbon emissions for occupiers, and enhanced wellbeing for employees.



318,000

population in Reading

4.2%

local people work in
Transport and Storage (6,989)

5.8%

local people work in
Manufacturing (9,575)

6.7%

local people work in
Construction (11,037)



Targeting
BREEAM
Outstanding



Targeting
EPC A+



Net Zero Carbon
Operations
Enabled



Highly Efficient
Thermal
Envelope



PV Panels
Installed



EV Charging
Infrastructure



Low Air
Permeability



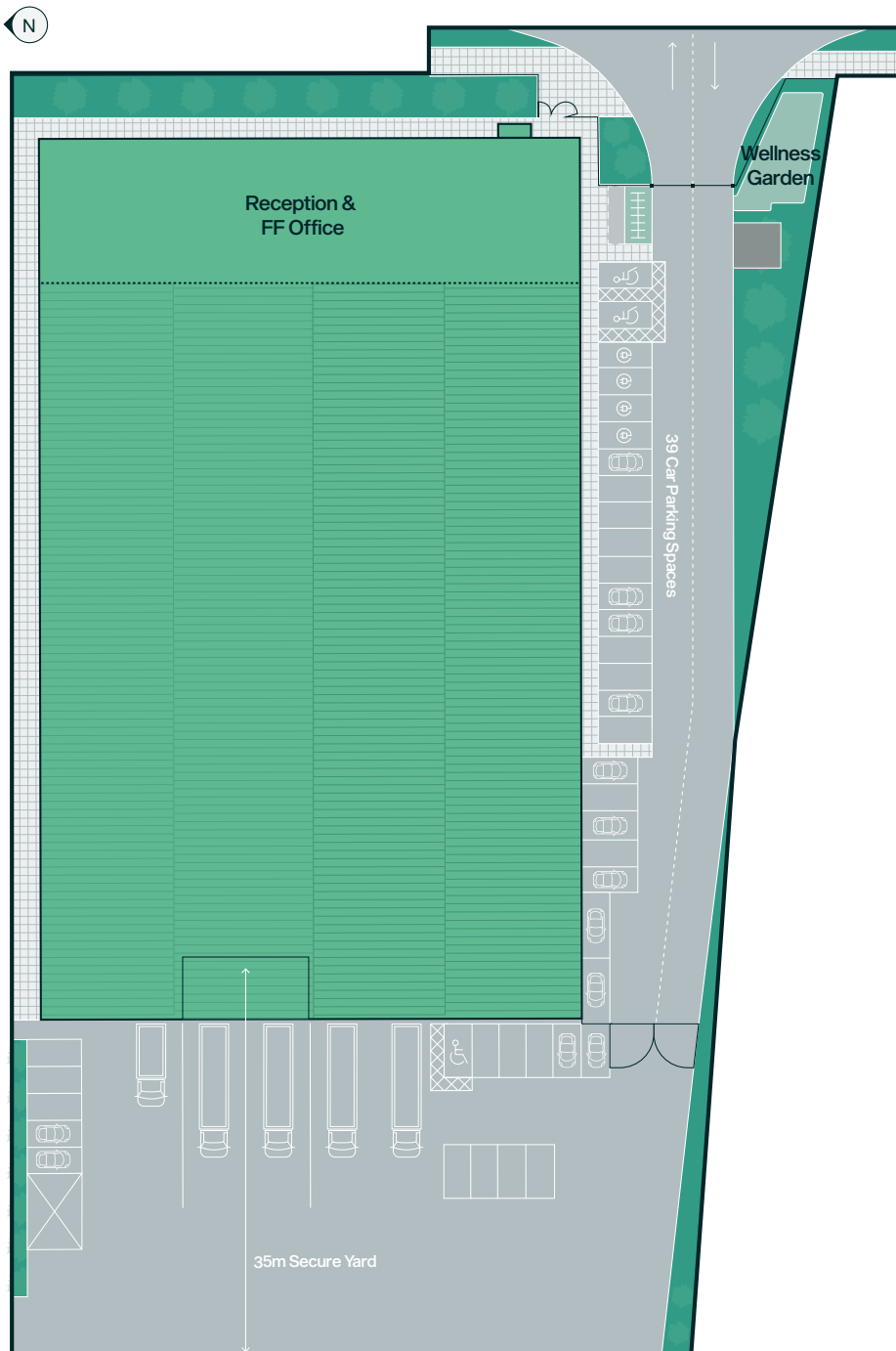
Cycle
Parking



10% Roof
Lighting



Wellness
Garden



Unit	Sq M (GEA)	Sq Ft (GEA)
Warehouse	3,857	41,512
Office	715	7,696
Total	4,572	49,208



2 Euro Dock Doors
3 Level Access



12m Eaves
Height



50 KN/sq m
Floor Loading



4 EV Charging
Spaces



500 kVA
Power Supply



24/7 Unrestricted
Access



35m
Secure Yard



39 Car
Parking Spaces

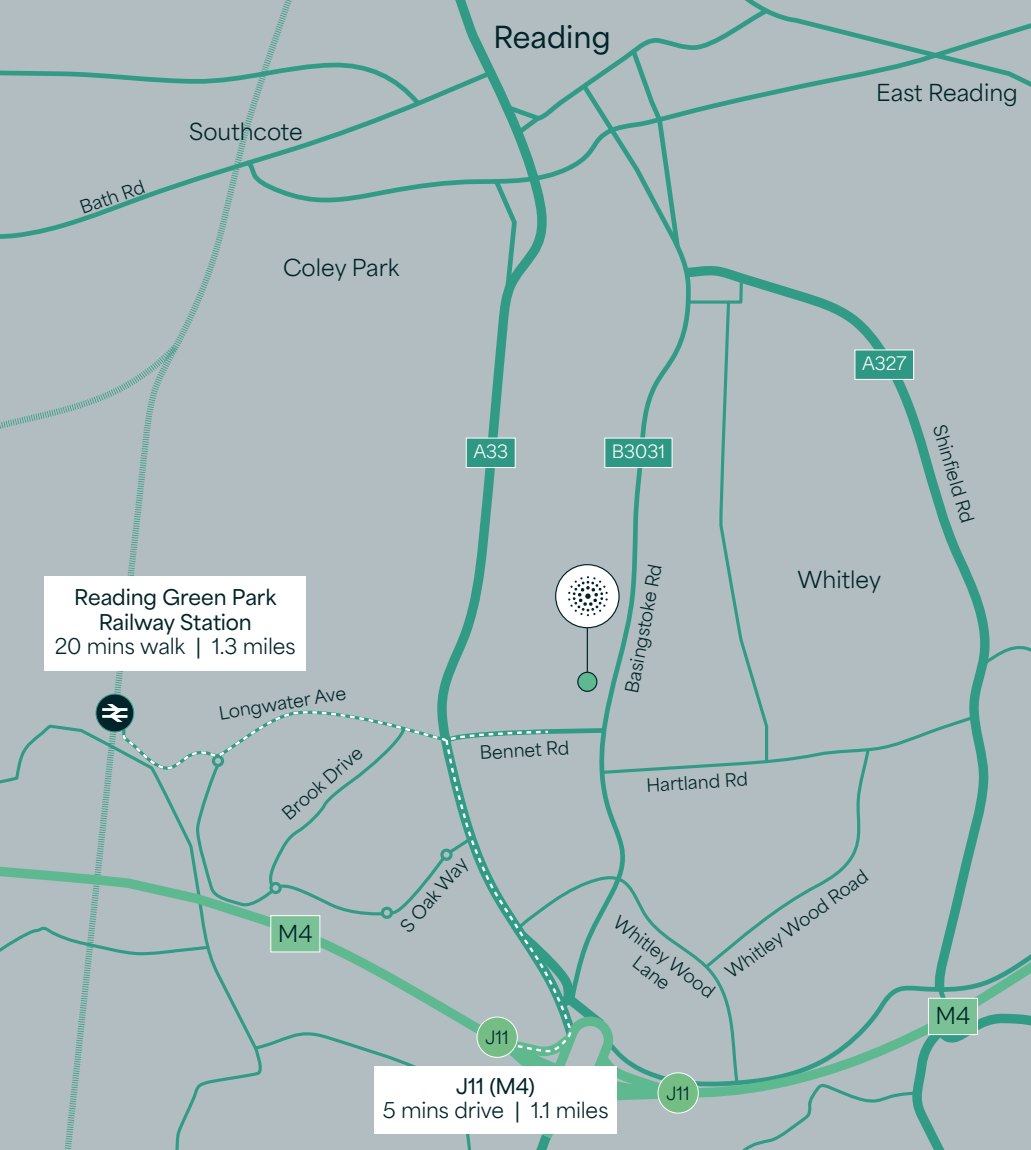


15% Cat A
Offices



Steel Frame Can
Accommodate PV Panels
Across the Roof





Bennett Road
Reading, RG2 0QX
///canny.maybe.locate

greenlight-urbanlogistics.com/reading

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DTRE

Maddie Moriarty
07545 582 097
maddie.moriarty@dtre.com

Hugh Stanton
07730 357 434
hugh.stanton@dtre.com

Jake Huntley
07765 154 211
jake.huntley@dtre.com



Sarah Downes
07856 003033
sarah.downes@jll.com

James Newton
07701 230718
james.newton1@jll.com

logix
PROPERTY

John Pocock
07766 072273
john.pocock@logixproperty.com

Ben Rowe
07841 460300
ben.rowe@logixproperty.com

Client funds advised by

DELANCEY
Coltham