



Unit 2

6,874 SQ FT (638.62 SQ M)

FULLY REFURBISHED INDUSTRIAL / WAREHOUSE

- 1 LEVEL LOADING DOOR
- 5.38M CLEAR INTERNAL HEIGHT
- GROUND AND FIRST FLOOR OFFICES
- THREE PHASE POWER
- EXCELLENT CAR PARKING PROVISION
- ESTABLISHED TRADE ESTATE
- EPC B

HYPERION WAY
READING

OTHER OCCUPIERS INCLUDE:

HOWDENS
CITY PLUMBING
SCREWFIX
GXO

TO LET

BASINGSTOKE ROAD | READING **RG2 0HG**





READING
TOWN CENTRE
2 MILES

Unit 2

is located on the prominent Hyperion Way Trade Estate in Reading.

Neighbouring occupiers include:

- Howdens
- GXO
- Screwfix
- City Plumbing Supplies
- ABL One Touch
- Health Xchange

///lights.jelly.other

SatNav **RG2 0HG**

Located just 0.5 miles away from the A33, **Hyperion Way** provides fast access to Junction 11 of the M4 motorway in just 9 minutes. Reading town centre is approximately 2 miles to the north.

The property is situated on the corner of Basingstoke Road to the east and Rose Kiln Lane to the south, in the north of the well established prime industrial J11 M4 location.

From the M4, occupiers can easily access central London and the South West of the UK.

M4
JUNCTION 11
9 MINUTES

HYPERION
WAY
READING



Unit 2

DESCRIPTION

Unit 2 has been fully refurbished and benefits from 5.38m clear internal height, 1 level loading door, a dedicated loading area and a generous car parking provision. The unit also has ground and 1st floor office accommodation.

ACCOMMODATION

The accommodation comprises the following areas:

	sq ft	sq m
Ground Floor Warehouse	5,894	547.57
Ground Floor Offices	382	35.49
First Floor Offices	598	55.56
TOTAL	**6,874**	**638.62**





HYPERION WAY

BASINGSTOKE ROAD | READING

TERMS

Available on a new FRI lease for a term to be agreed.
Rent available upon application.

AML

To comply with Anti Money Laundering regulations, Hollis Hockley undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

VIEWING & FURTHER INFORMATION

For viewings and further information, contact:

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Misrepresentation Act 1967 – Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. October 2026.

Designed by: Ovation Creative Ltd, +44 (0)7889 982136

