- READING, RG2 0RP

WHAT3WORDS

UNIT A
ISLAND ROAD

- 127,453 sq ft
- Grade A Distribution Warehouse
- Immediately Available

UNIT A / 127,453 SQ FT

SPACE THAT DELIVERS.

Unit A offers substantial, immediately available industrial space in Reading, with the scale, access and specification to support a wide range of occupiers.

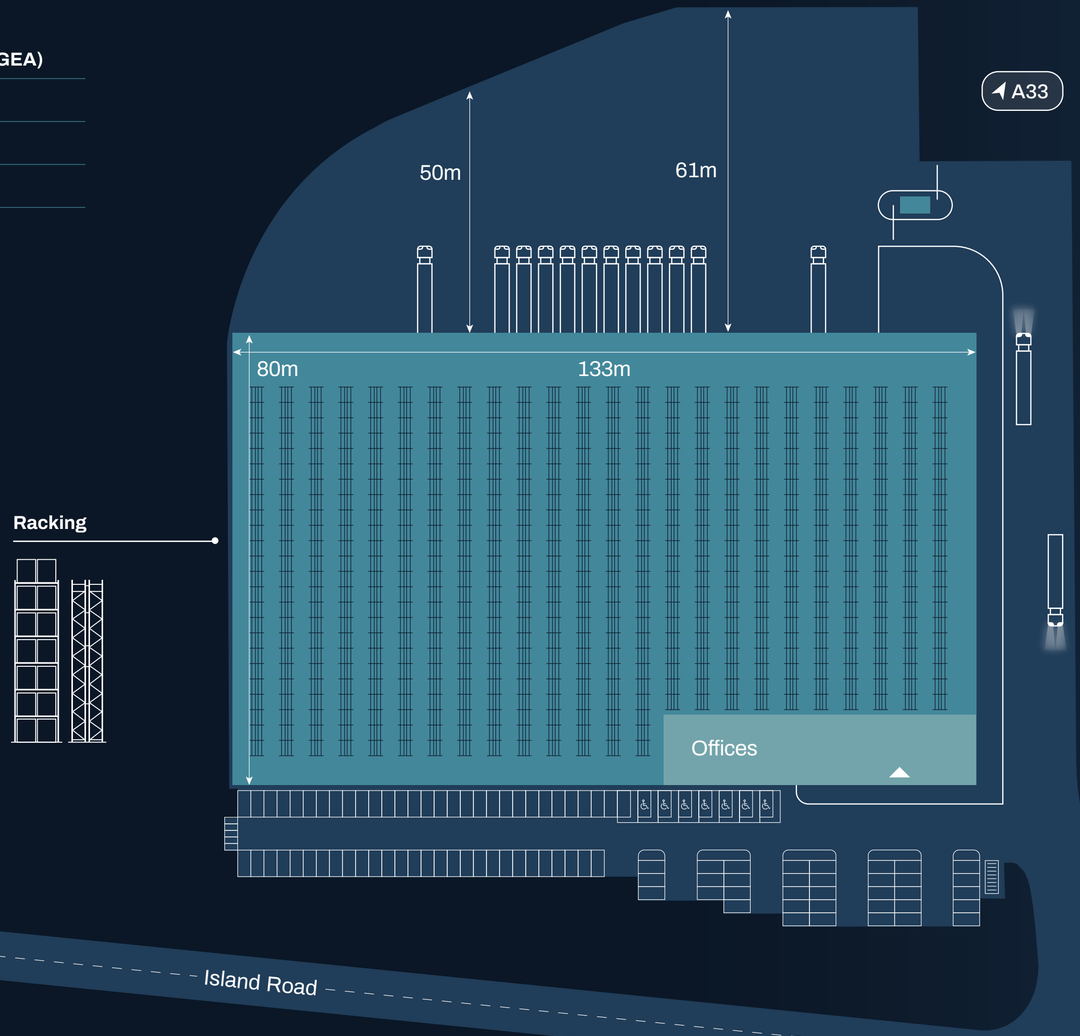
The warehouse has a minimum clear internal height of 12m and is served by a 61m-deep service yard, 10 dock levellers and two level-access loading doors. The property also provides fully fitted offices across two floors and 102 staff parking spaces.



11,840 SQ M

127,453 SQ FT
(11,840 SQ M)

UNIT A	SQ FT (GEA)	SQ M (GEA)
WAREHOUSE	116,213	10,796
FIRST FLOOR OFFICE	5,620	522
SECOND FLOOR OFFICE	5,620	522
TOTAL	**127,453**	**11,840**



Yard Depth
61M

Dock Level Doors
10

Level Access Doors
2

Clear Internal Height
12M MINIMUM

Pallet Capacity
UP TO 15,776

Offices
FULLY FITTED

Staff Car Parking Spaces
102

Floor Loading
50 kN/M²

Yard
SECURE

SUSTAINABLE APPROACH

EPC RATING
A

BREEAM
VERY GOOD

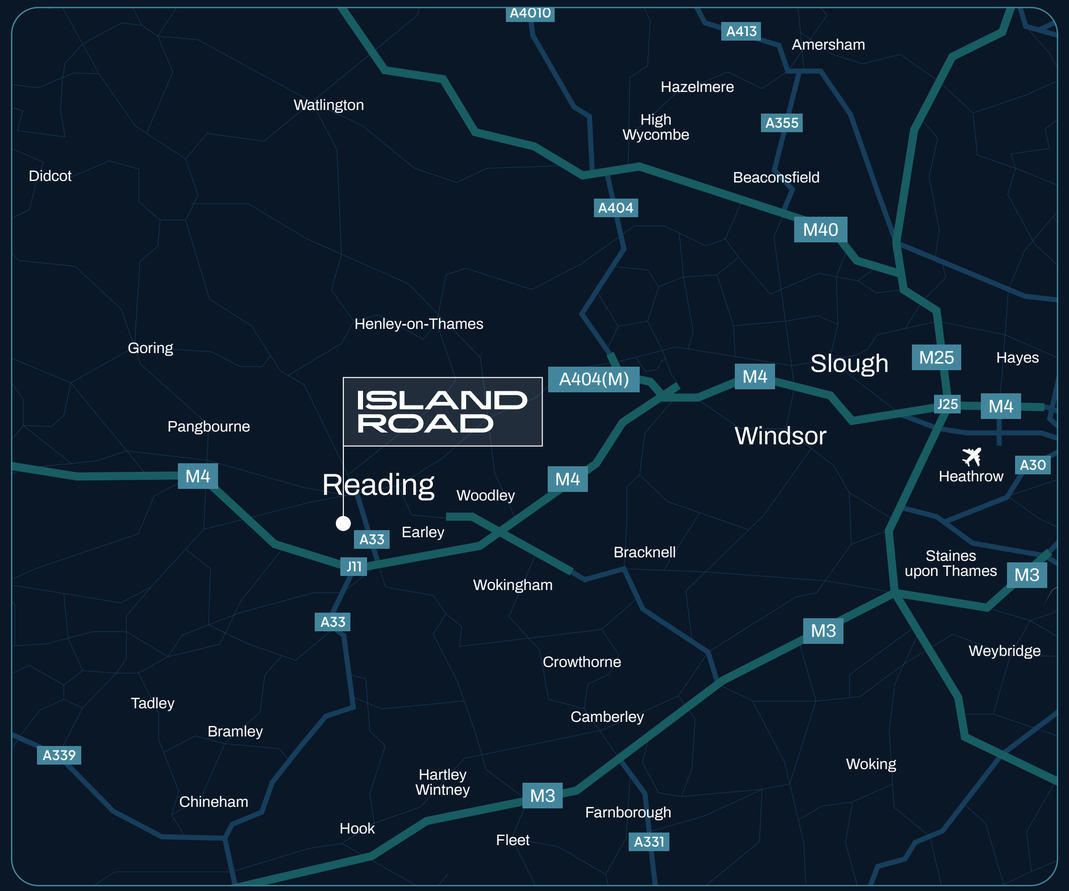
An EPC A rated building with BREEAM ‘Very Good’, designed to support more efficient day-to-day operation and a lower-impact workplace.

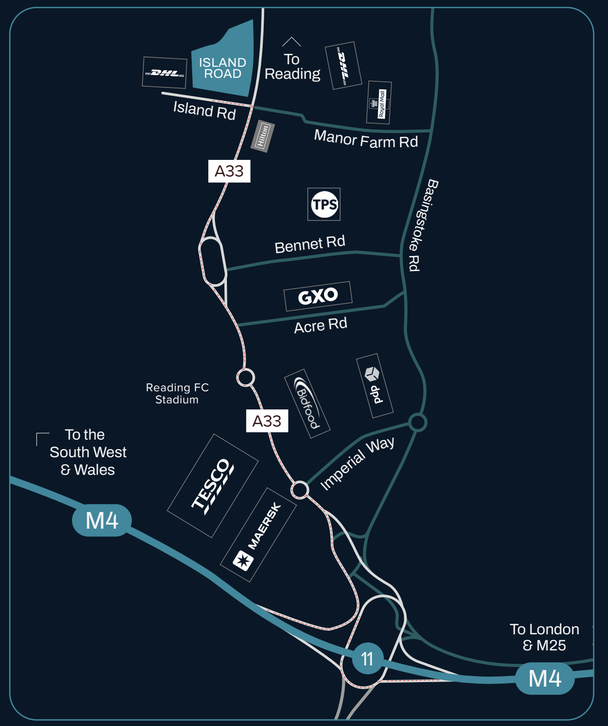


CONNECTED IN EVERY DIRECTION

Island Road is well connected for both local and national travel, sitting around two miles from Junction 11 of the M4. Reading town centre and its mainline station are approximately 10 minutes away by road, with nearby bus services and cycle routes providing further connections into the town.

From Reading, direct rail services connect to London in as little as 25 minutes, while Heathrow and Gatwick are both within easy reach by road and rail. The Elizabeth line also provides direct connections from Reading into central London and across the capital.





WHAT3WORDS

GOOGLE MAPS

DYNAMIC WORKFORCE

Reading has a substantial economically active population, including more than 6,000 people already employed in transport and storage, giving occupiers access to an established logistics labour pool.

6,000+

SUITABLE WORKFORCE

Over 6,000 employed in transport and storage

97,000+

WORKING AGE POPULATION

Over 97,000 people economically active

Source: nomisweb.co.uk

MOTORWAYS	MILES	MIN
M4 J11	2	7
A33	2	12
A34	18	25
M3	14	28
M25 J15	26	30

CITIES/TOWNS	MILES	MIN
Reading	3	11
Slough	21	40
Oxford	28	59
London	42	70

AIRPORTS	MILES	MIN
Heathrow	28	35
Gatwick	57	65
Luton	57	70
Stansted	86	90

PORTS	MILES	MIN
Southampton	49	65
Portsmouth	62	75
Avonmouth	83	95
London Gateway	94	116
Felixstowe	142	178



AERIAL

ISLAND ROAD




001
002
003
004
005
006
007
008
009
010





UNIT A
ISLAND ROAD

DTRE

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TERMS
Rent upon application.
Contact for more details.

VIEWINGS
Strictly by appointment with the joint sole agents details.

PLANNING CONSENT
The unit has consent for B1(c) (now Class E(g)(iii), B2 and B8.

VIEW MISREPS