

Bennett Road,  
Reading  
RG2 0QX

 **Greenlight** Reading



**TO LET**


Brand New Industrial / Warehouse Unit  
48,694 sq ft (4,523 sq m)  
Available Q4 2024

Planning Permission Secured  
Construction Starting On-site Q1 2024




# Go for an exceptional specification


Greenlight Reading will comprise a brand new detached industrial / warehouse unit within its own self contained secure yard. Built with sustainability and operational efficiency in mind the unit will benefit from 12 metre eaves height, 2 dock and 3 level access doors in a key Thames Valley location.




**BREEAM Target Outstanding**



**EPC Target A+**



**Net Zero Carbon in Operations for Base Build**



**Wellness Garden**



**Photovoltaic Panels Installed**



**Highly Efficient Thermal Envelope**



**EV Charging Infrastructure for All Spaces**



**Cycle Parking**



**Low Air Permeability**



**Living Green Roof**



**Reduced CO2 Emissions**



**10% Roof Lights**



**Rainwater Harvesting**




**Air Source Heat Pumps and VRF**







# Flexible logistics




2 Dock Level  
3 Level Access




12m Eaves  
Height



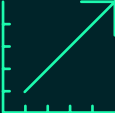
50 KN/sq m  
Floor Loading




39 Car  
Parking Spaces




4 EV Charging  
Spaces




35m  
Secure Yard




Up To 500 KVA  
Power Supply




15%  
Cat A Offices




Fitted  
Kitchenette



LED  
Lighting



Steel Portal Frame  
Construction



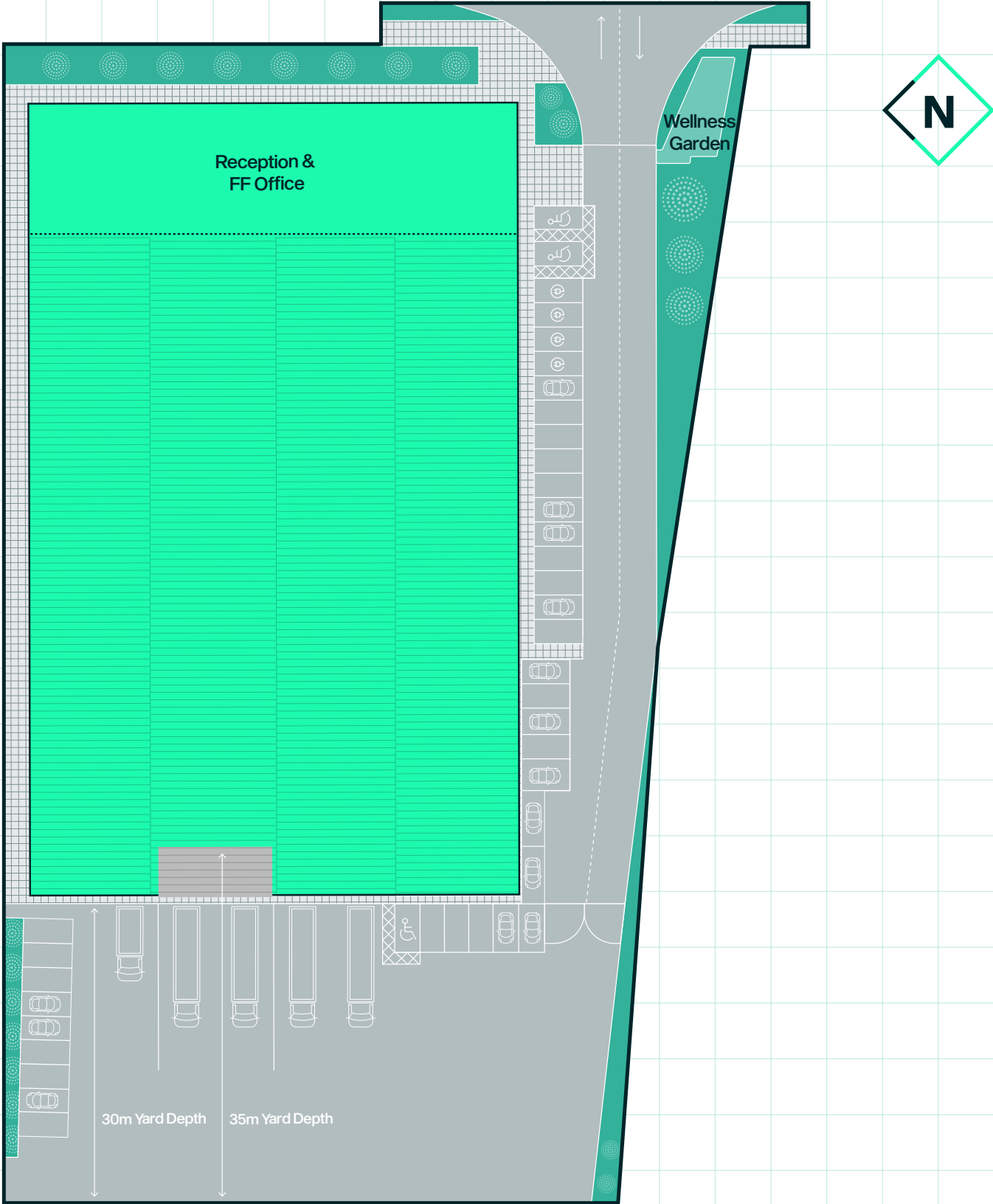
Wellness  
Garden

Greenlight is a flexible industrial / warehouse development suitable for a variety of different uses and benefitting from an array of market leading features.



Schedule of Accomdation		
Unit	sq m	sq ft
Warehouse	3,845	41,390
First Floor Office	678	7,304
Total	4,523	48,694

Measured to a Gross External Area (GEA)









Bennett Road, RG2 0OX

[www.greenlight-reading.com](http://www.greenlight-reading.com)

[///canny.maybe.locate](http://canny.maybe.locate)



# The South at your doorstep

## By Car (Minutes)

1 min - A33

5 mins - M4 Junction 11

27 mins - M3 Junction 6

28 mins - M25 Junction 15

Source: googlemaps.co.uk

## By Rail (Minutes)

20 mins - Oxford

24 mins - Swindon

24 mins - London Paddington

47 mins - London Waterloo

Source: googlemaps.co.uk

## By Air (Miles)

27 miles - Heathrow

43.9 miles - Southampton

56.5 miles - Luton

63.7 miles - Gatwick

Source: googlemaps.co.uk

## Planning Use

The unit benefits from use B2, B8 and E(g)(iii)

Client funds advised by **DELANEY Coltham**

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