



**INDUSTRIAL/LOGISTICS / LIGHT INDUSTRIAL / TRADE COUNTER / INDUSTRIAL /
WAREHOUSE TO LET**

UNIT 14

Headley Park Ten, Reading, RG5 4SW

Modern industrial unit in east Reading. Move-in ready. Strategic
Thames Valley location with excellent connectivity.

3,765 SQ FT (349.78 SQ M)

**CAMPBELL
GORDON.**

Summary

Available Size	3,765 sq ft
Business Rates	Upon Enquiry
Service Charge	Upon Enquiry
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	Upon Enquiry
EPC Rating	A (13)

Description

Unit 14 is a refurbished industrial unit that's been upgraded to modern standards and is ready to move into. The space comes with energy-efficient systems and an EPC A rating — ideal space for businesses requiring flexible industrial or trade operations.

Location

Headley Park 10 is situated in Woodley, approximately 3 miles to the east of Reading town centre. The A329(M) provides direct access to J10 of the M4 and is only 1.6 miles to the south of the property. Reading railway station is on the Great Western Main Line providing a direct rail service to London Paddington, with a fastest journey time of 24 minutes. There are also regular services to Maidenhead, Basingstoke and Bristol. Heathrow Airport is located approximately 30 miles (48 km) to the west, providing flights to both domestic and international destinations.

Viewings

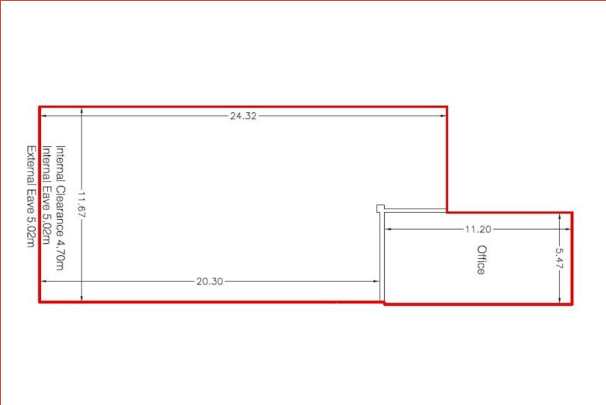
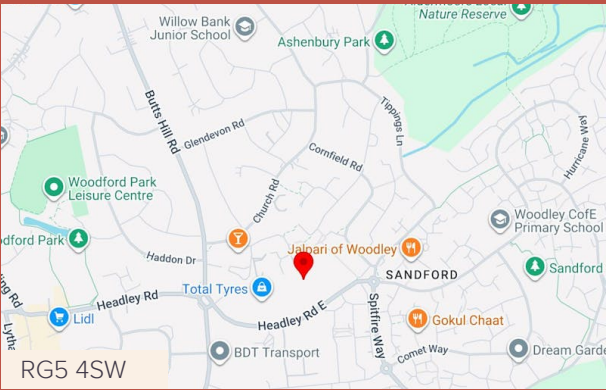
Strictly by prior appointment with the sole agent, Campbell Gordon.

Terms

Available by way of a sublease to 2036 from our client DB solutions.

Accommodation

sq ft	Tenure	Rent (sq ft)
3,765	To Let	£15



Viewing & Further Information



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