

UNIT 55/56


suttons
business park
INSPIRED LOCATION
READING, RG6 1AZ



DUE TO BE REFURBISHED

AVAILABLE Q2 2026

8,147 – 16,314 sq ft

Light industrial/warehouse units

UNIT 55/56

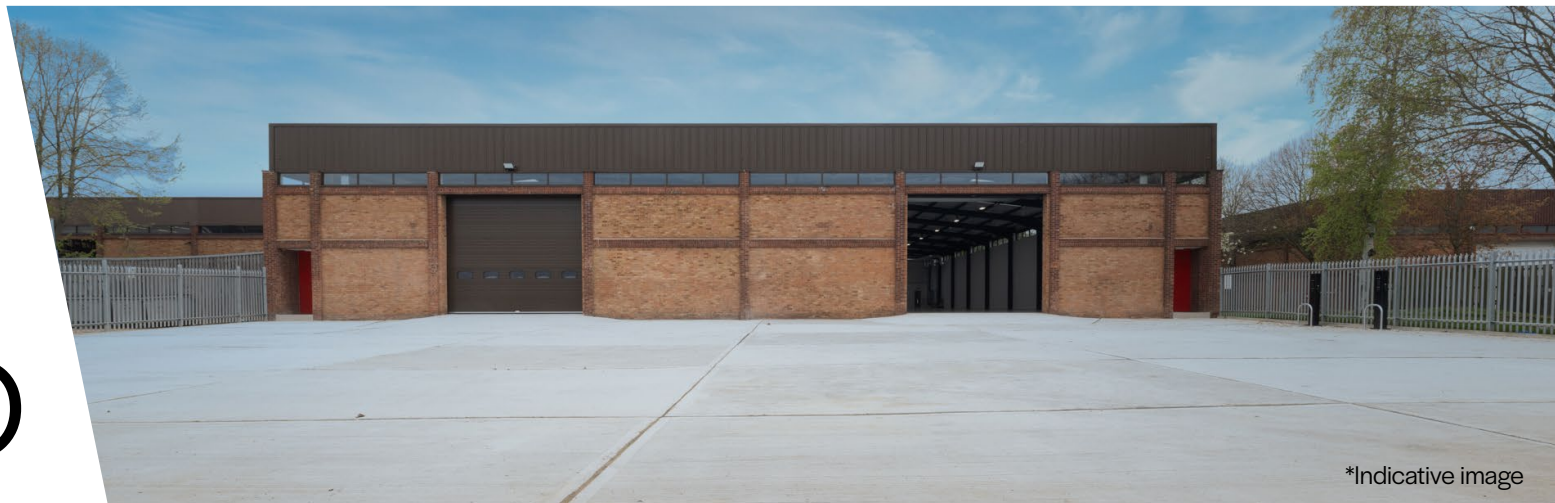
**Due to be refurbished, Available Q2 2026,
light industrial/warehouse unit within
Reading's premier industrial and logistics
park.**

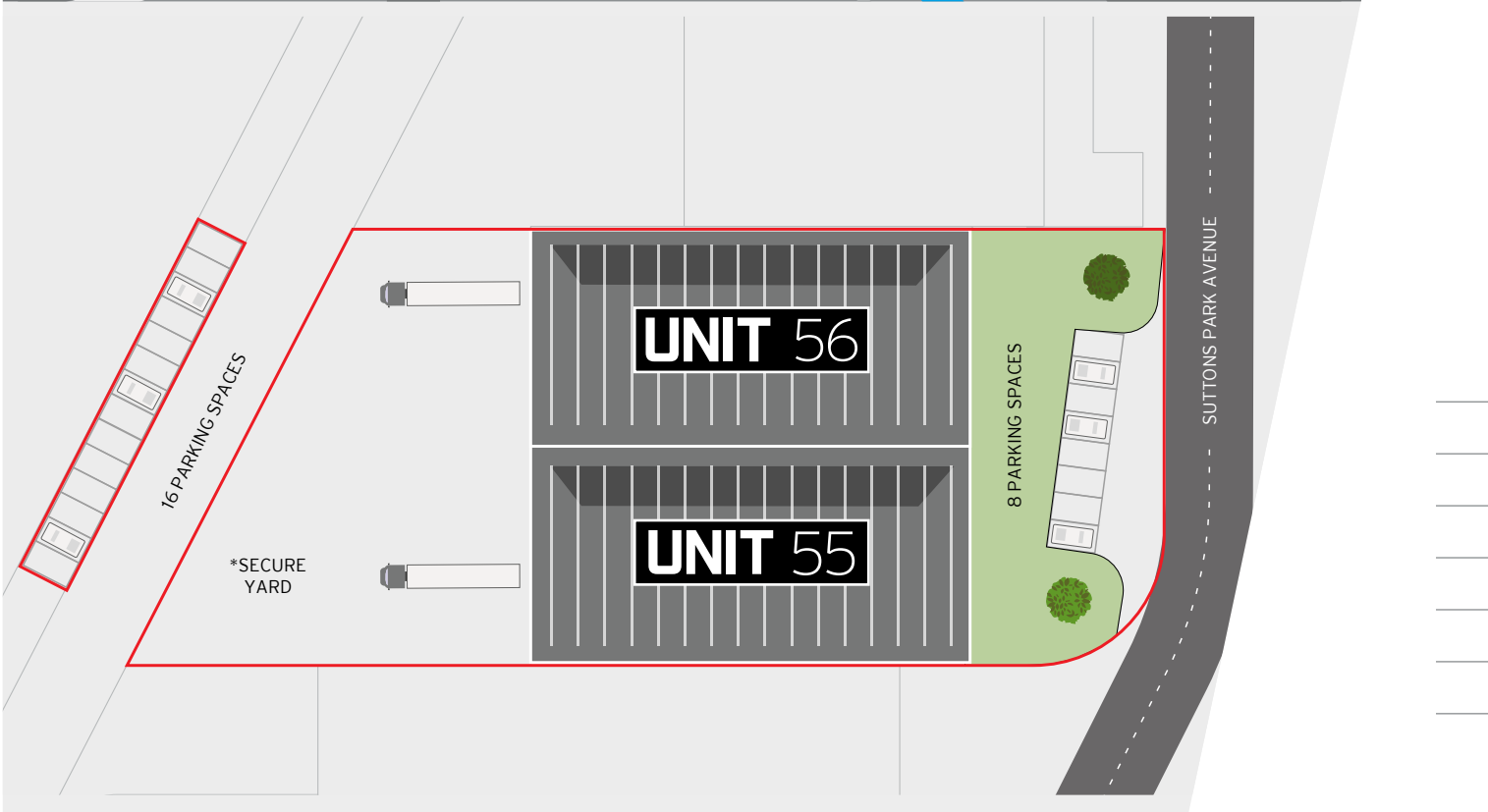
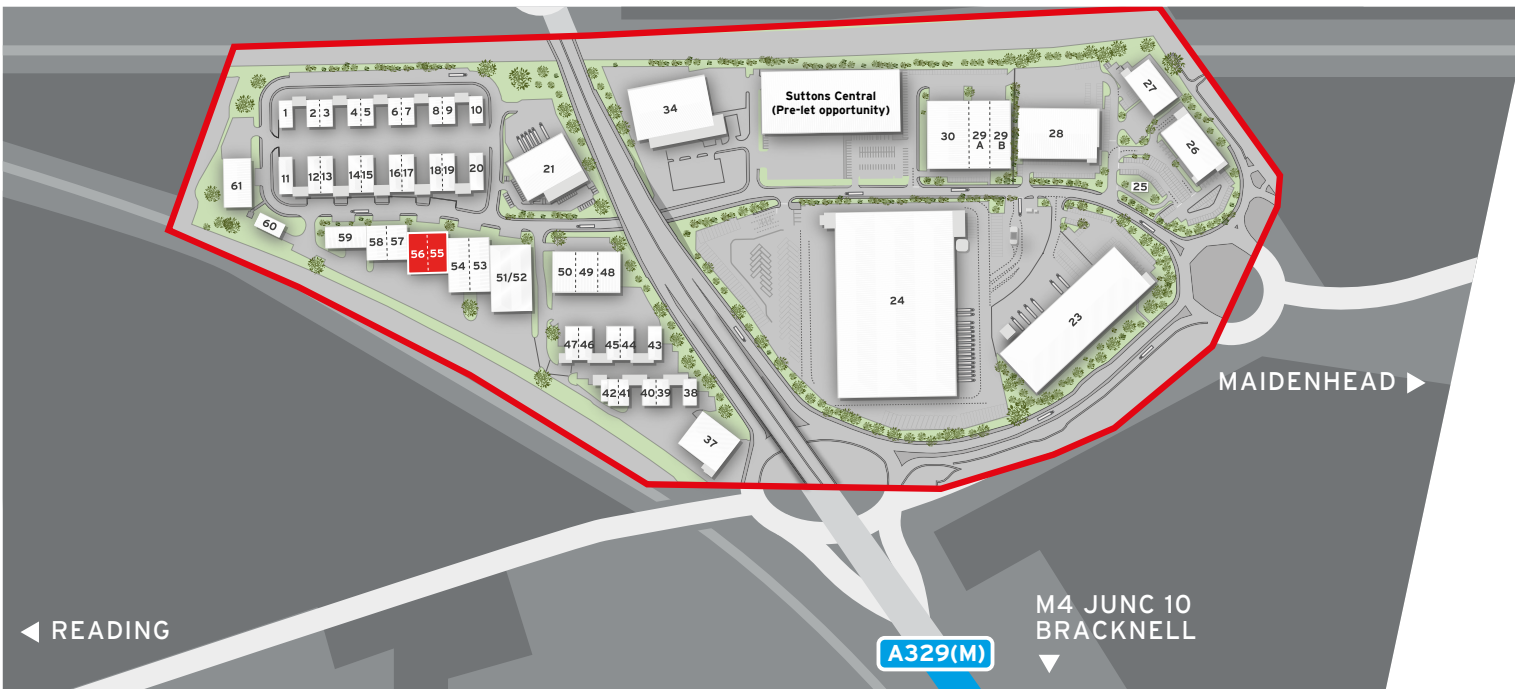


**Indicative Unit Fly
Through Video**

Suttons Business Park provides a complete environment for work, living and life. Its inspired location approximately 1 mile west of Reading Town Centre and good motorway and rail links giving easy access to Heathrow Airport and Central London has resulted in a concentration of high quality employees in the area. Units 55/56 are light industrial/warehouse units with a rear yard, situated at the heart of the park.

The unit's intended refurbishment is anticipated to include a secured, fenced and re-laid yard, Cat A specification offices with air conditioning, LED PiR lighting, internal warehouse observation windows and separate boardroom. A modern amenities block, exposed undercroft, open warehouse with newly screeded floor, 2 new electric roller shutter doors, 24 allocated parking bays, EV charging points and 3-phase power.





* LED PiR lighting



* 2 new electric roller shutter doors



* Secured gated yard



* 100-250 kVA – 3 phase power supply



24 parking bays (outside of yard)



* EV Charging Points



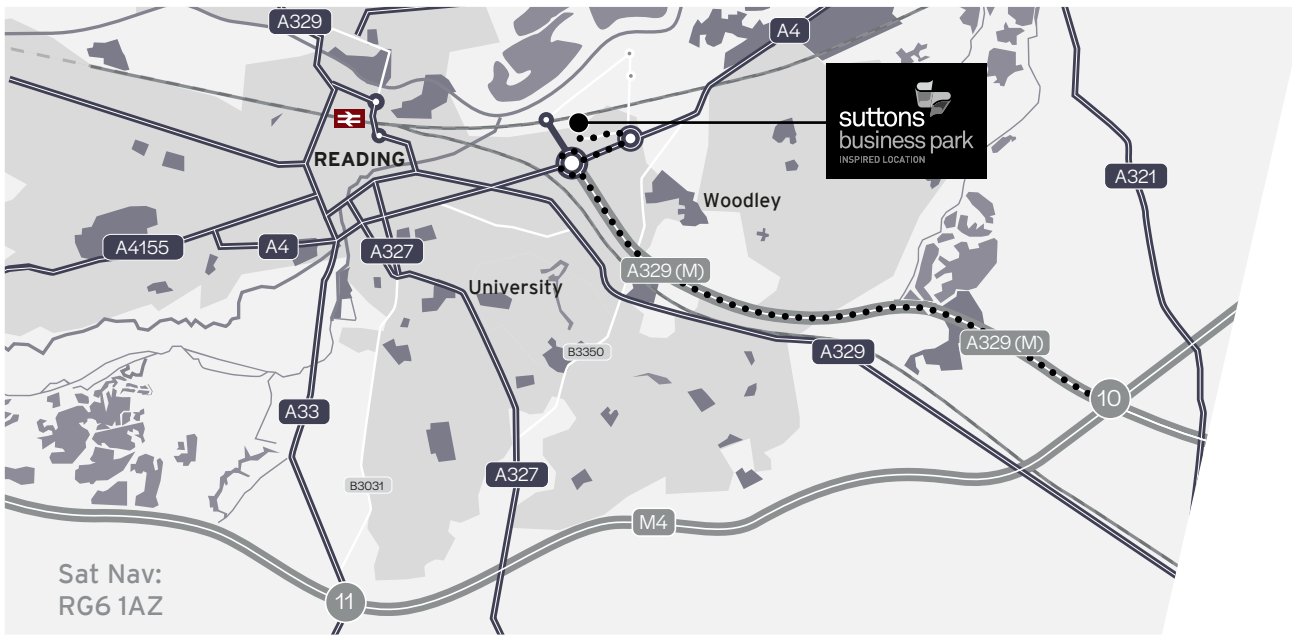
6.1m Eaves height



24/7 Park security

* intended refurbishment specification, subject to change

Unit	Area	Sq Ft	Sq M
55	Warehouse	5,927	550
	GF Offices	2,220	206
Total		8,147	756
56	Warehouse	5,942	552
	GF Offices	2,225	207
Total		8,167	759
Combined Total		16,314	1,515



UNIT 55/56

Location

Suttons Business Park is situated in a prime business location at the top of the A3290 within 3 miles of Junction 10 of the M4 providing swift access to the national motorway network. Reading Town Centre is approximately 1.5 miles to the west.

Terms

The units area available by way of a new full repairing and insuring lease, on terms to be negotiated. Rent on application.

EPC

The unit's intended refurbishment is targeted to achieve an EPC rating of at least 'B' or higher

Bus Connections

A bus stop situated on the boundary of the Park serves routes to nearby towns. There are also frequent services, approximately four buses per hour, to Reading Town Centre and train station.

Road

Road	Times	Distance
Reading	6 Mins	2 Miles
Winnersh	9 Mins	4 Miles
M25	25 Mins	24 Miles
Heathrow Airport	30 Mins	26 Miles
Central London	50 Mins	40 Miles
Gatwick Airport	70 Mins	55 Miles
Bristol	70 Mins	80 Miles

Rail

Rail	Time
Paddington	26 Mins
Cardiff	94 Mins
Birmingham	97 Mins

Further Information

For further information please contact our sole agents.



Neil Seager
neilseager@haslams.co.uk

Harry Bevins
harrybevins@haslams.co.uk

www.suttonsbusinesspark.co.uk

Misrepresentation Act

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