

Deacon Way

Reading, RG30 6AZ

Self-contained warehouse unit
Available to let | 26,706 sq ft



Indicative CGI

Under refurbishment, Q4 2025

Self-contained warehouse unit

26,706 sq ft



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Three Phase Electricity



EV Charging Points



5.2m clear height, 7.5m
to the apex



Large secure yard



Junction 12 of the M4 is
approx 3.5 miles away

The detached unit is of steel profile clad and brick elevations under a pitched roof with translucent roof panels. The height of the warehouse element of the property is 5.2m at the eaves rising to 7.5m to the apex. The property also benefits from ancillary office space. There are two level access loading doors servicing a good sized secure yard and car park. The property is under going a comprehensive refurbishment to be completed Q4 2025.

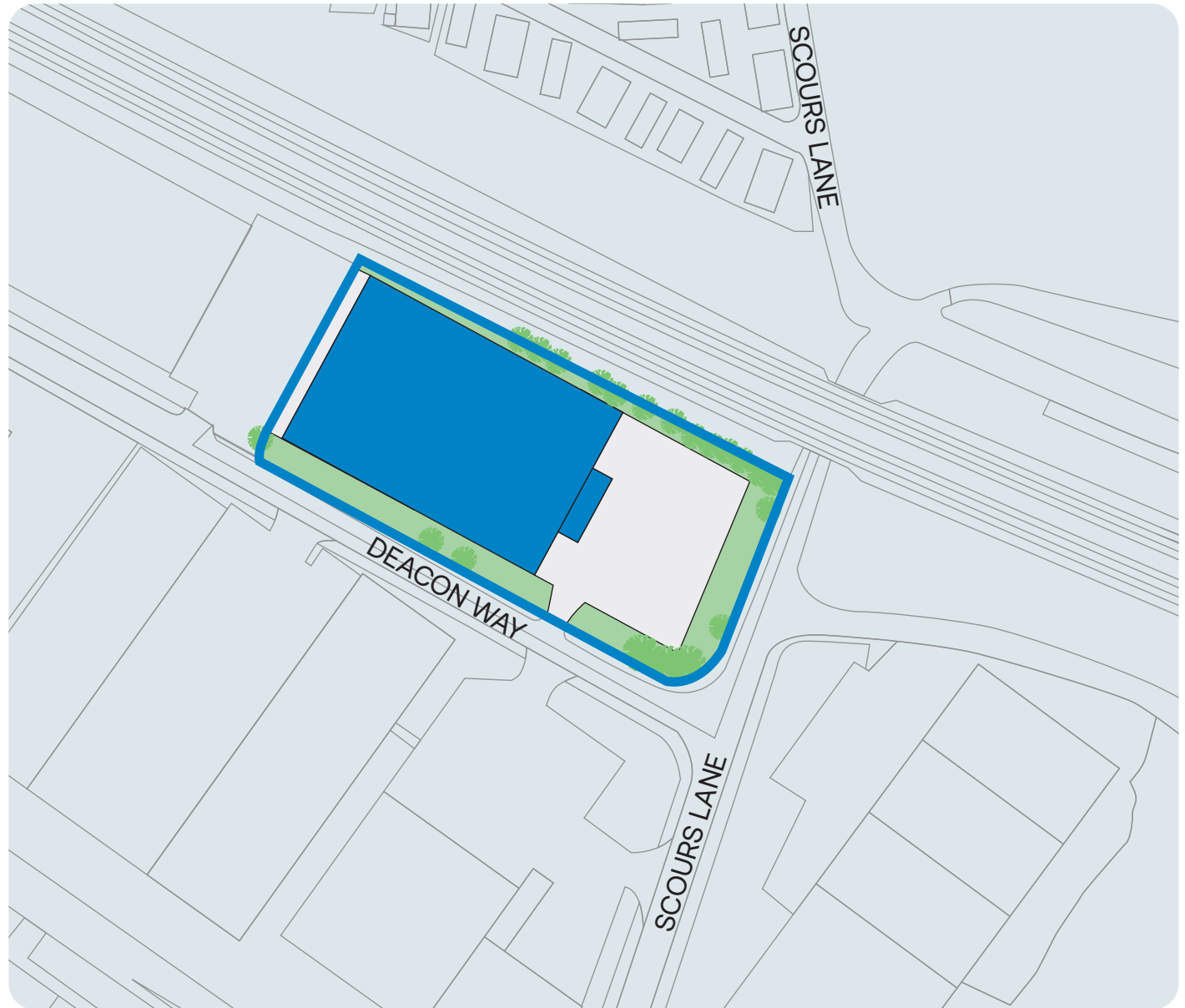
All images shown are computer-generated and are for illustrative purposes only. They are intended to provide a general indication of the proposed development and may be subject to change. Final designs, materials, finishes, and landscaping may vary.



Indicative CGI

Site plan & accommodation

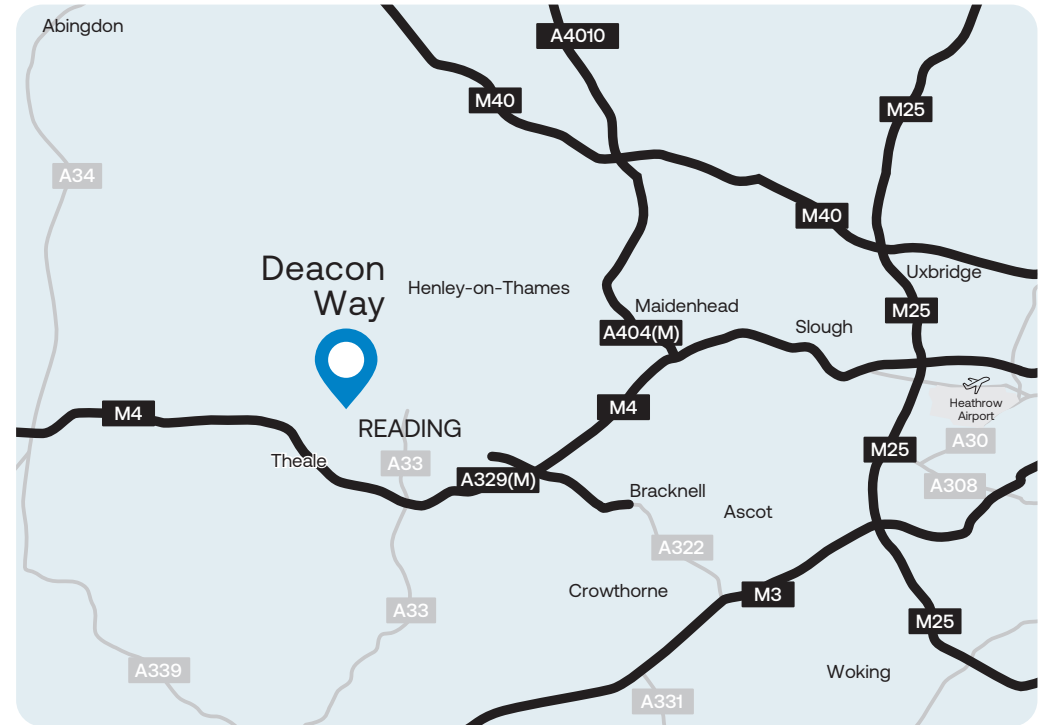
Unit	Area (Sq Ft)	Area (Sq m)
Warehouse	23,085	2,145
Office	3,621	336
Total	26,706	2,481



Location



The property occupies an established West Reading industrial location, prominently positioned on the corner of Deacon Way and Scours Lane. It is North of the A329 Oxford Road, around 2 miles to the west of Reading town centre and within close proximity to Reading Train Station, offering regular services in and out of central London. Junction 12 of the M4 is approximately 3.5 miles away.



By Road

North of the A329 Oxford Road, and around 2 miles to the west of Reading town centre. Junction 12 of the M4 is approximately 3.5 miles away.



By Bus

A 14 minute journey from central Reading via the 143 / 16 / 17 bus.



By Rail

One mile from Tilehurst train station and a 9 minute drive from Reading station which offers regular services in and out of London Paddington with a 24 minute journey time.



By Air

Heathrow Airport is located 27 miles to the East, with strong access via the Elizabeth Line to Reading station.

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Book a viewing

Mileway

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Andrew Baillie
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James Newton
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Further information:

VAT

All figures quoted are exclusive of VAT at the prevailing rates.

EPC

Energy Performance Certificate (EPC) is available upon request.

Business Rates

Each party to be responsible for their own business rates and should make their own enquiries to verify the rates payable.

Terms

Available on a new full repairing and insuring lease.

Anti-Money Laundering Regulations

Anti-Money Laundering Regulations In order to discharge its legal obligations, including under applicable anti-money laundering regulations, the successful applicant will agree to provide certain information when Heads of Terms are agreed.

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