

/NDURENT

41 WOKINGHAM

FISHPONDS ROAD RG41 2GY
///ELBOW.PUFF.VERSE

BRAND NEW SINGLE UNIT

41,200 SQ FT (3,820 SQ M) (GEA)

Available Q3 2026.



Targeting EPC A+.



Target of BREEAM Excellent.
Top 10% of UK warehouses
for sustainability.



Warehousing that Works.

High performance space for your business.

Indurent 41 Wokingham is a 1.9-acre site delivering a single phase, single unit mid-box development totalling 41,000 sq ft.

Located in the thriving logistics hub of Wokingham, this brand new sustainable warehouse unit offers an exceptional location in the Southeast, just 40 miles from Central London and around 10 miles from Reading. With convenient access to the M4, a major transport route linking London to Bristol, the property ensures seamless connectivity for distribution and logistics operations.

Positioned just 2 miles south of Wokingham train station and the A329M, and only 6 miles from Junction 10 of the M4, this prime location provides excellent transport links, reducing travel times and enhancing supply chain efficiency.



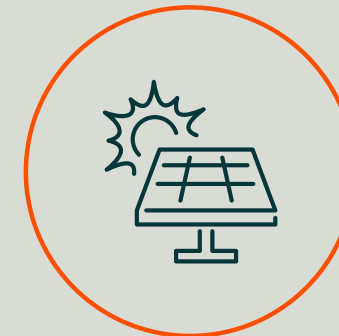
Warehousing that Works.

EPC A+
rating

With a target **EPC A+** rating, customers can lower their occupational costs, all whilst delivering net zero carbon offices.



Private allocated parking.



Solar panels will be installed by Indurent. The scheme includes **197 panels** (covering approximately 505m²), generating circa **153 kW**, equating to an estimated annual benefit of **£38,250**.



Target of **BREEAM Excellent** rating placing this warehouse in the **top 10%** of warehouses in the UK for sustainability.



Indurent 41 benefits from a **450 kVA** power supply, with a package substation rated at **800 kVA**, providing the potential for future upgrade as required.

Why choose Wokingham?



40 miles from
Central London.



Part of a thriving
business community.



Under 30 min drive to
Heathrow Airport.



Warehousing that Works.



STRONG LOCAL LABOUR.

With a population of approximately 180,000, Wokingham offers a large talent pool.



WORKING AGE POPULATION.

With 113,000 residents aged between 16-64 you have broad available workforce at your disposal.



UNEMPLOYMENT RATE.

Wokingham's latest estimated unemployment rate of 2.8% is low compared with the rest of the country.



LOCATION.

The location is a good value proposition compared to London..

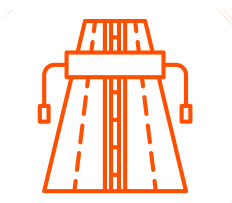


Source: ONS



Warehousing that Works.

You're well-connected.



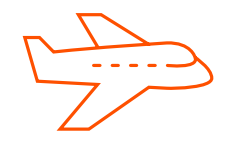
MAJOR ROADS

A329M	2 miles
M4 Junction 10	6 miles



CITIES/MAJOR TOWNS

Reading	10.8 miles
Slough	20.1 miles
London	40 miles



AIRPORTS

Heathrow	27.4 miles
Gatwick	56 miles
Luton	56.2 miles



RAILWAY STATIONS

Wokingham Train Station	2 miles
Earley Train Station	6.2 miles
Twyford Train Station	6.2 miles

Drive times

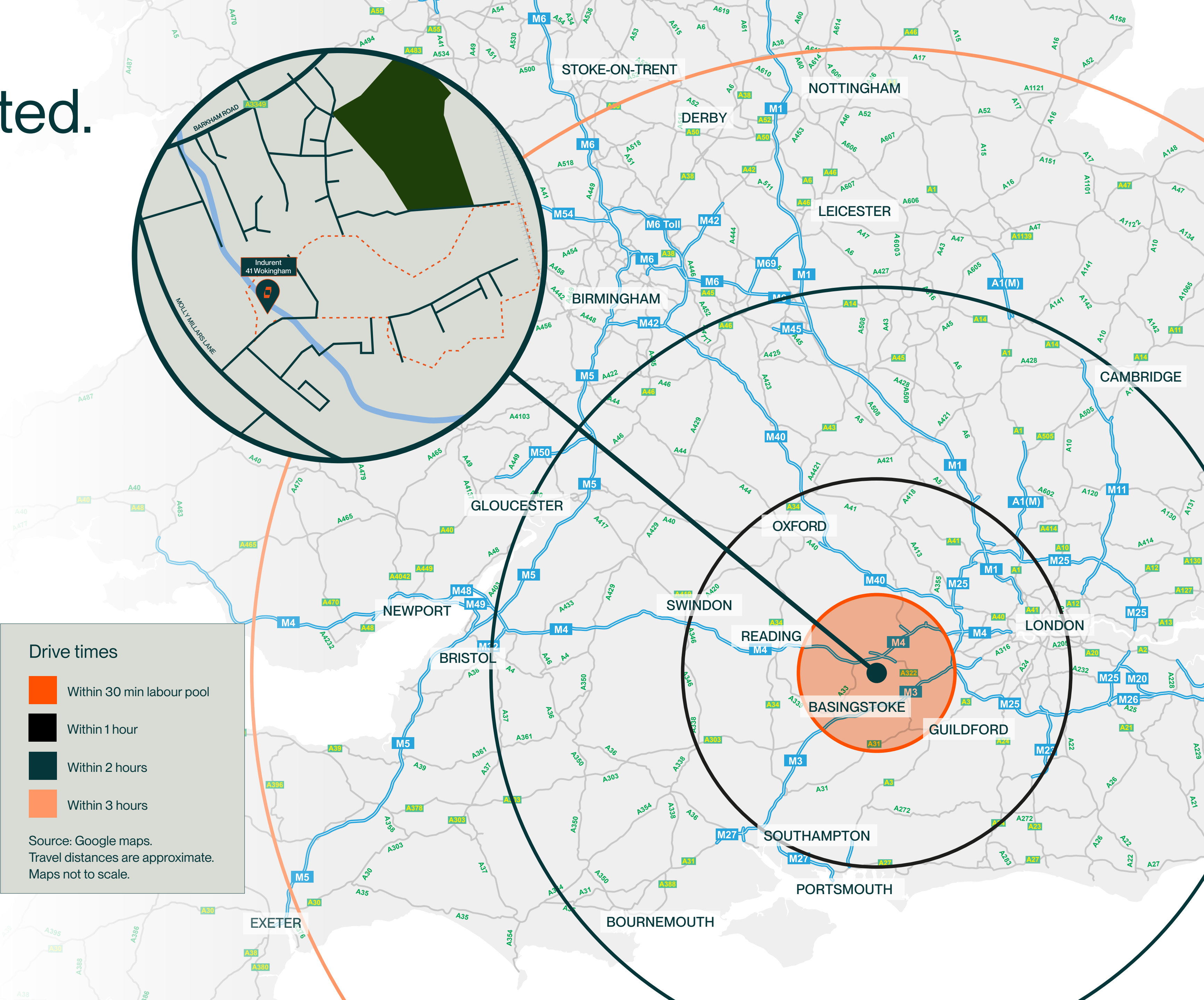
Within 30 min labour pool

Within 1 hour

Within 2 hours

Within 3 hours

Source: Google maps.
Travel distances are approximate.
Maps not to scale.



Warehousing that Works.

Schedule of accommodation.

UNIT 41	
GROUND FLOOR	36,000 SQ FT (3,340 SQ M)
FIRST FLOOR	5,200 SQ FT (480 SQ M)
TOTAL	41,200 SQ FT (3,820 SQ M)
YARD DEPTH	34.5M
CLEAR INTERNAL HEIGHT	9M
LEVEL ACCESS DOORS	4
LOADING DOCKS	0
FLOOR LOADING	50kN/SQ M
CAR PARKING	22

All floor areas are approximate gross external areas.



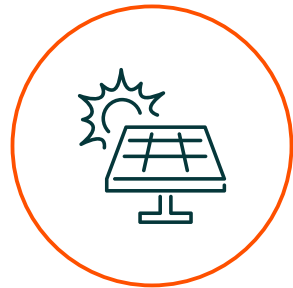
BREEAM target
Excellent



Targeting
EPC A+



4 EV car
charging points



Solar panels provided
generating circa 153
kW, equating to an
estimated annual
benefit of £38,250



450 kVA supply
with a package
substation rated
at 800 kVA





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Important Notice: These particulars are provided for guidance only and do not constitute any offer or contract. All descriptions, dimensions and other details are given in good faith but should not be relied upon as statements of fact. Interested parties must satisfy themselves as to their accuracy. No person in the employment of the agent has authority to make or give any representation or warranty in relation to the property. Images and plans are for indicative purposes only. All areas and measurements are approximate. Anti-Money Laundering: The successful purchaser or lessee will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations. July 2026. TBDW 06601-02.



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Warehousing that Works.

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