



Unit 6, Worton Grange, Reading, RG2 0TG

To Let

47,658 sq ft

Fully Refurbished Prime Distribution Warehouse Close to J11 of the M4

Unit 6, Worton Grange, Reading, RG2 0TG

Summary

- EPC: C (57)
- Lease: New Lease

Contact & Viewings



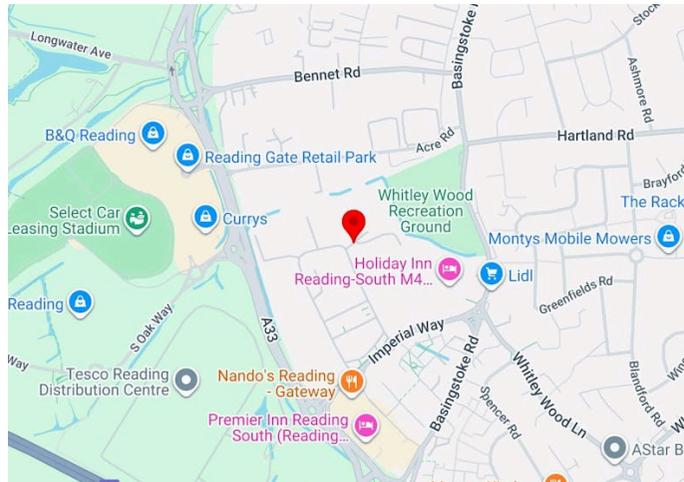
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Description

The property comprises a modern steel frame warehouse, constructed of brick and metal profile cladding with two storey internal offices to the front and a large secure yard with its own entrance gate.

The property is to be refurbished throughout and will provide open plan office accommodation at first floor with welfare / canteen facilities at ground floor level.

Location

Worton Grange Industrial Estate is situated off Imperial Way which links with the A33, approximately half a mile from Junction 11 of the M4. The A33 is the principal route into Reading from the south, which connects the M4 at J11, with the M3 at J6.

Accommodation

Description	sq ft	sq m
Warehouse	42,826	3,978.67
Ground Floor Office	2,484	230.77
First Floor Office	2,348	218.14
Total	47,658	4,427.58

Specifications

- 6.7m clear height
- High bay sodium lighting
- Excellent natural light
- Welfare / canteen
- Flexible layout
- Secure fenced yard

Terms

A new lease is available directly from the landlords.

Rates

Interested parties are advised to make their own enquiries,

Travel Times

Heathrow - 26 miles - 29 mins
Oxford - 40 miles - 60 mins
Central London - 41 miles - 65 mins
Southampton - 49 miles - 66 mins
Luton - 49 miles - 66 mins
Gatwick - 62 miles - 64 mins