

WAREHOUSE / TRADE
COUNTER UNIT
3,703 – 7,515 SQ FT
TO LET

TRADE
CITY

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LIGHT INDUSTRIAL & WAREHOUSE UNIT



6.5m clear height



Grade A specification



Electric roller shutter doors



B1(c), B2, B8 uses



Secure site



Adjacent to J11 M4



Glazed frontages



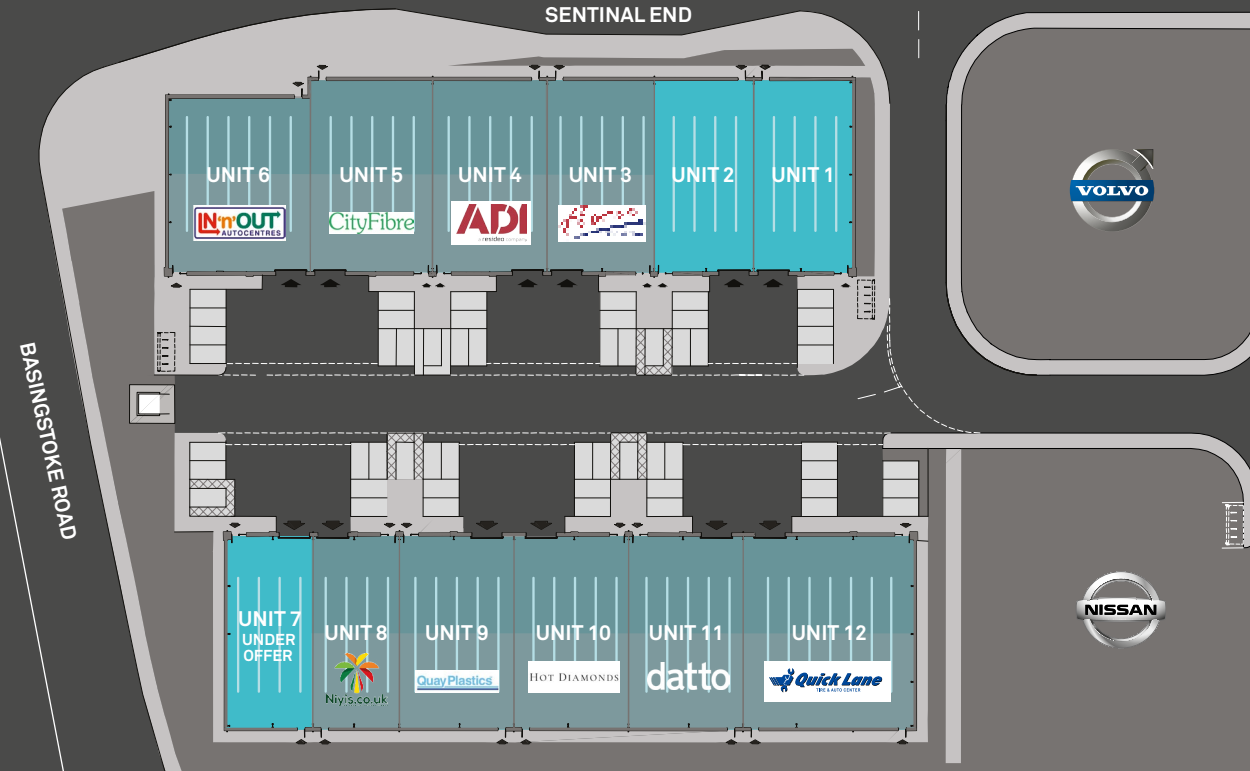
Within new mixed use retail and leisure development



Ancillary retail consent



Ability to combine



NEARBY OCCUPIERS:



	Sq Ft	Sq M
Unit 1	3,812	354
Unit 2	3,703	344
Unit 3	Let to Florco (Headlam Group)	
Unit 4	Let to ADI Global Distribution	
Unit 5	Let to CityFibre Ltd	
Unit 6	Let to In 'N' Out Autocentres	
Unit 7	Under Offer	
Unit 8	Let to NIYIS Ltd	
Unit 9	Let to Quay Plastics	
Unit 10	Let to Hot Diamonds	
Unit 11	Let to Datto Ltd	
Unit 12	Let to Quick Lane	

DRIVE TIMES

Destination	Distance	Time
M4 Junction 11	0.6 miles	2 mins
Reading Town Centre	2.9 miles	8 mins
Wokingham	10.2 miles	18 mins
Bracknell	10.9 miles	18 mins
Basingstoke	14.3 miles	27 mins
Slough	19.6 miles	31 mins
M25 Junction 15	24.1 miles	32 mins
London Heathrow	29.5 miles	34 mins
Central London	40.7 miles	78 mins
Swindon	40.8 miles	49 mins



CONTACT

HASLAM'S
CHARTERED SURVEYORS
0118 921 1515
WWW.HASLAM'S.CO.UK

Harry Bevins
harrybevins@haslams.co.uk
Georgia Fearn
georgiafearn@haslams.co.uk

**Lambert
Smith
Hampton**
01865 200 244
www.lsh.co.uk

Joe Skinner
jskinner@lsh.co.uk
Ella Moore-Hemsley
emoore-hemsley@lsh.co.uk

These particulars are believed to be correct at the date of publication, but their accuracy is in no way guaranteed, neither do they form part of any contract. All areas are approximate. May 2024.
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