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To Let

High Specification Industrial Units

13,705 to 90,118 Sq Ft

229,367 Sq Ft Total

Available Spring 2027

FOCUS

READING

RG2 9FW

focusreading.co.uk

Wrenbridge

FIERA REAL ESTATE

Focused on Innovation, Designed for Efficiency

Focus, Reading will comprise a new, Grade A, highly sustainable industrial and logistics development. The scheme is set within established landscaping and will provide high quality on site amenity, providing an outstanding working environment for the occupiers.

Focus, Reading is designed with a strong focus on sustainability, aiming for an EPC A+ rating and BREEAM Excellent certification. This ensures exceptional energy efficiency and a minimal environmental footprint.



Focused on Quality, Built to Deliver

Targeting BREEAM ‘Excellent’

Targeting EPC Rating ‘A+’

Landscaped Environment Promoting Biodiversity

Net Zero Carbon in Operation

Unit 4
28,991 SQ FT

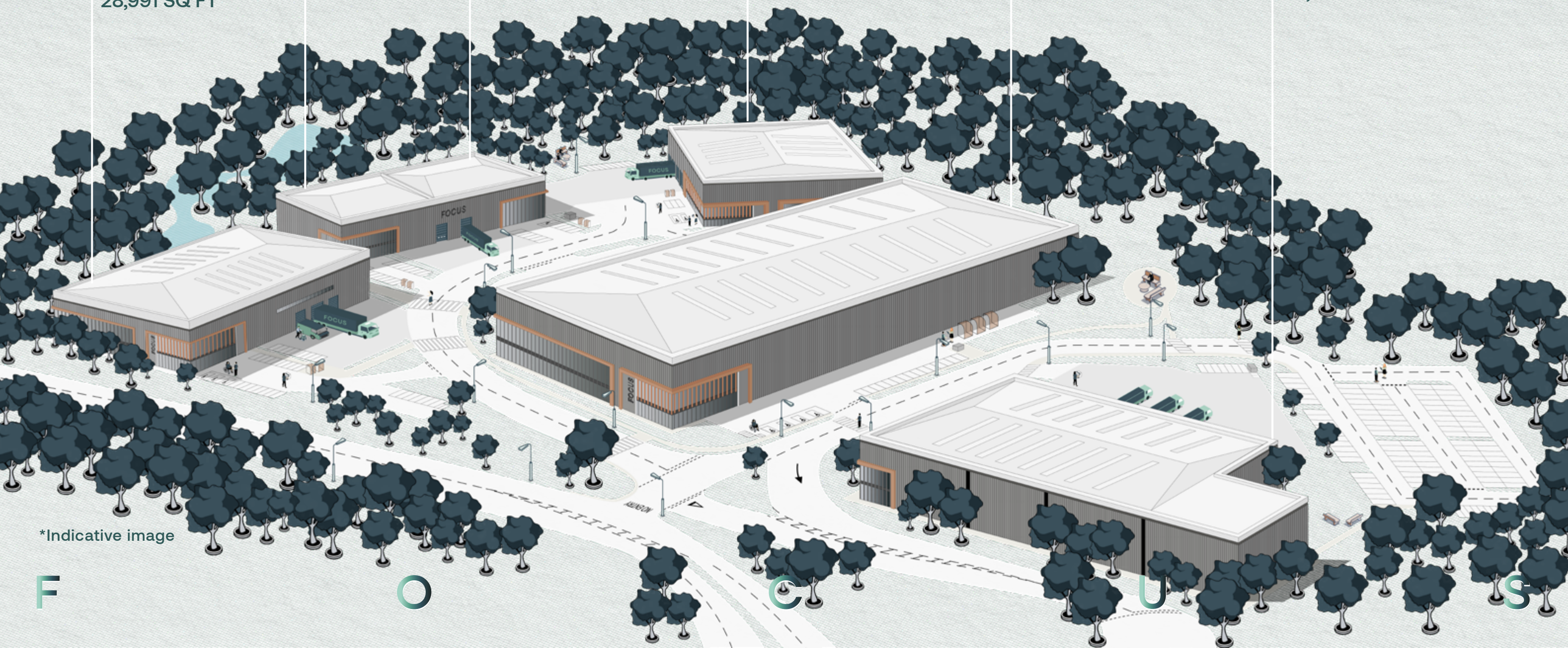
Unit 3b
13,705 SQ FT

Unit 3a
13,705 SQ FT

Unit 2
42,539 SQ FT

Unit 1
90,118 SQ FT

Unit 5
40,309 SQ FT



*Indicative image

F O C U S

Masterplan

Download masterplan here



F O C U S

Focused on Volume, Built for Logistics

Racking Layouts

Unit 1	Download here
Unit 2	Download here
Unit 3 A&B	Download here
Unit 4	Download here
Unit 5	Download here

Pallet Spaces

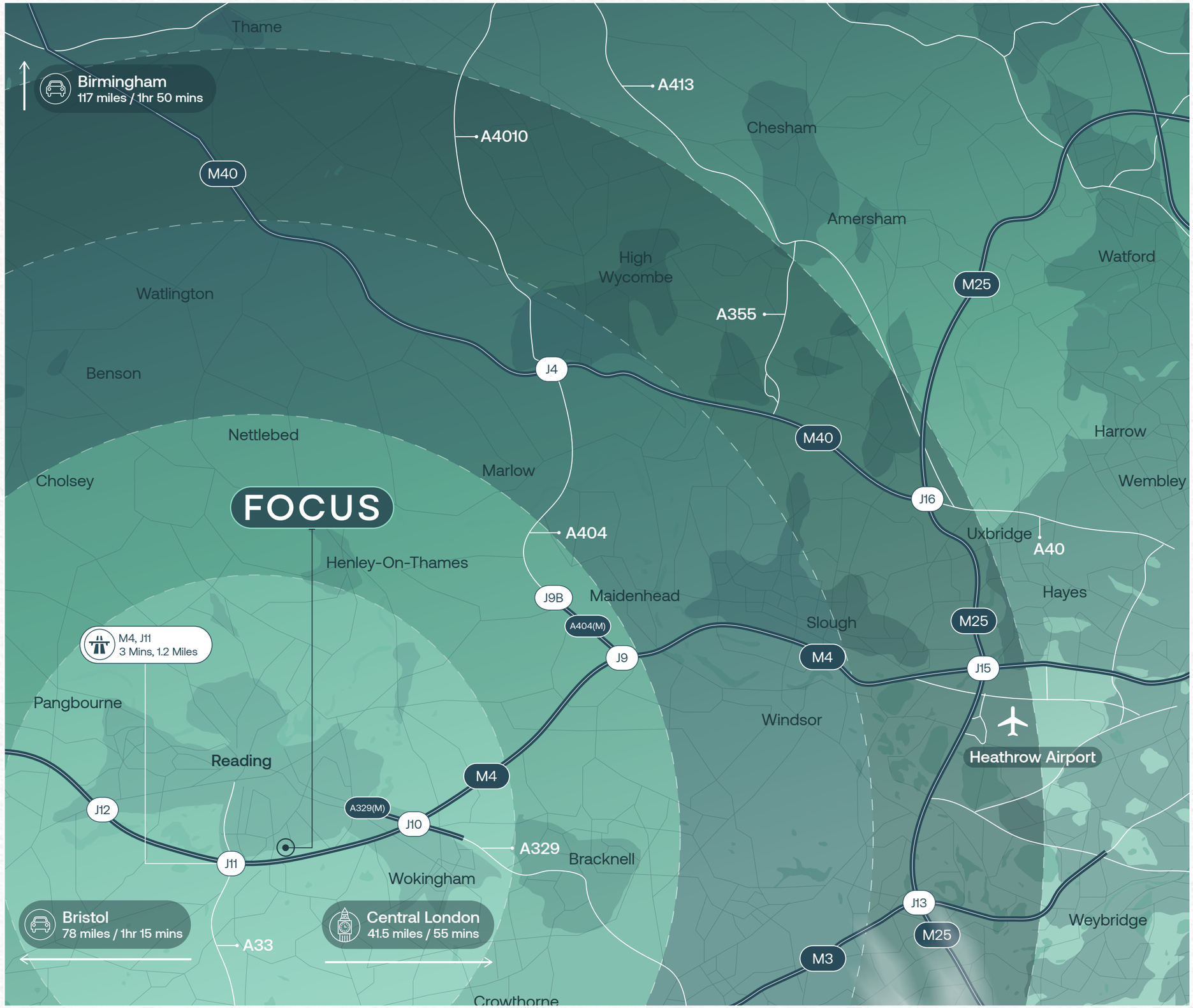
Unit 1	18,200
Unit 2	7,848
Unit 3 A&B	1,528 / 1,520
Unit 4	4,028
Unit 5	6,670

Clear Heights

Unit 1	12m
Unit 2	10m
Unit 3 A&B	8m
Unit 4	10m
Unit 5	10m



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Focus, Reading provides excellent connectivity to major transport networks, rail stations and airports. The scheme offers easy access to the M4 Corridor and proximity to London, making it an attractive location for industrial and logistics operators.

	Distance	Time
M4 J11	1.2 miles	3 mins
A33	1.2 miles	3 mins
Reading Town Centre	3.3 miles	12 mins
A329 (M)	6.3 miles	10 mins
M25 J15	25 miles	31 mins

Reading	3.8 Miles	15 Mins
Winnersh	4.4 Miles	11 Mins

Heathrow Airport	27.8 Miles	35 Mins
Gatwick Airport	63.7 Miles	1 Hr 15 Mins

Southampton Port	49.0 Miles	1 Hr
Bristol Port	85.9 Miles	1 Hr 30 Mins

F O C U S

FOCUS

Focused on Location, Placed for Performance

FOCUS

Tesco Distribution Centre

Reading F.C

B&Q

Audi

Travis Perkins

DHL

Reading Town Centre

M4 / J11

M4

A33

M4

B3270

M4

B3270

M4

London
41 miles / 55 mins

* Indicative image

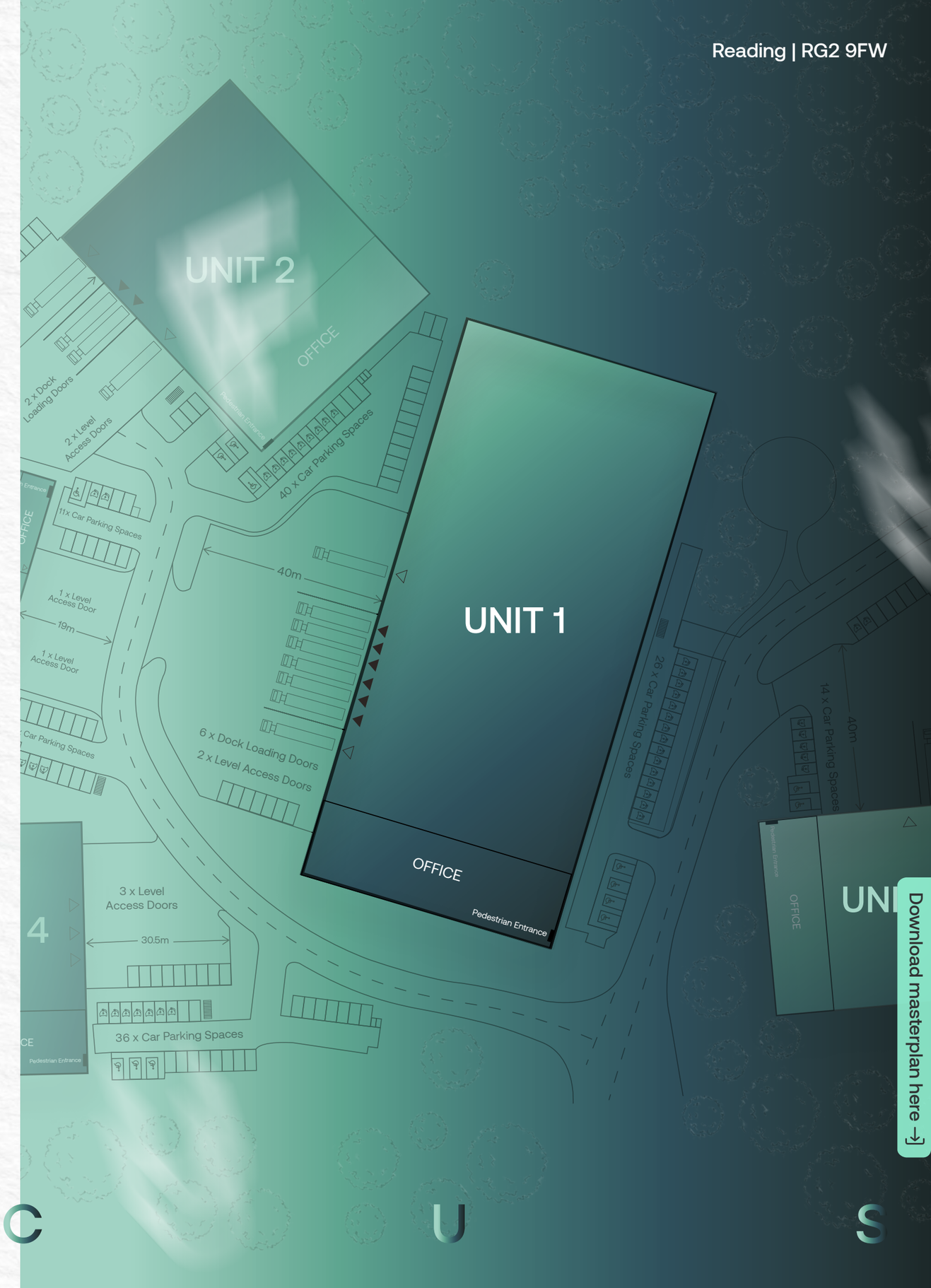
F O C U S

Unit 1

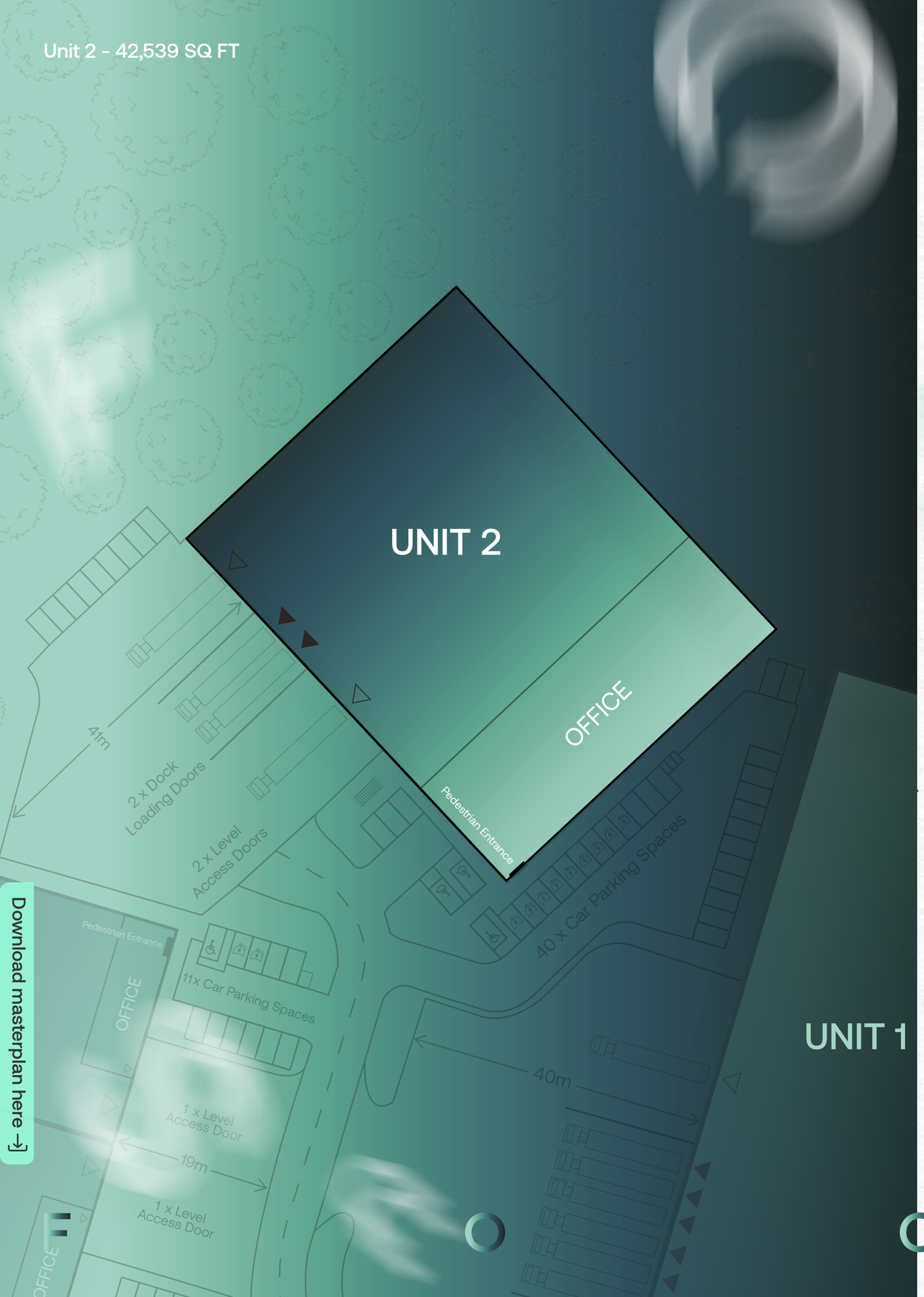
90,118 SQ FT

Warehouse	79,616 SQ FT
FF Office	10,503 SQ FT
Total (GEA)	90,118 SQ FT
Target PV Generation (kWh/yr)	131,754
Annual PV Cost Savings	£35,574

- 12m Clear Internal Height
- 40m Yard Depth
- 2 Level Access Loading Doors
- Rooftop Solar PV Panels
- 6 Dock Level Loading Doors
- High Quality Office Accommodation
- 91 Car Parking Spaces
- Targeting BREEAM ‘Excellent’
- Secure Yard
- Targeting EPC ‘A+’



F O C U S



Download masterplan here →

Unit 2

42,539 SQ FT

Warehouse	36,339 SQ FT
FF Office	6,200 SQ FT
Total (GEA)	42,539 SQ FT
Target PV Generation (kWh/yr)	75,375
Annual PV Cost Savings	£20,351

- 10m Clear Internal Height
- 41m Yard Depth
- 2 Level Access Loading Doors
- Rooftop Solar PV Panels
- 2 Dock Level Loading Doors
- High Quality Office Accommodation
- 40 Car Parking Spaces
- Targeting BREEAM ‘Excellent’
- Secure Yard
- Targeting EPC ‘A+’

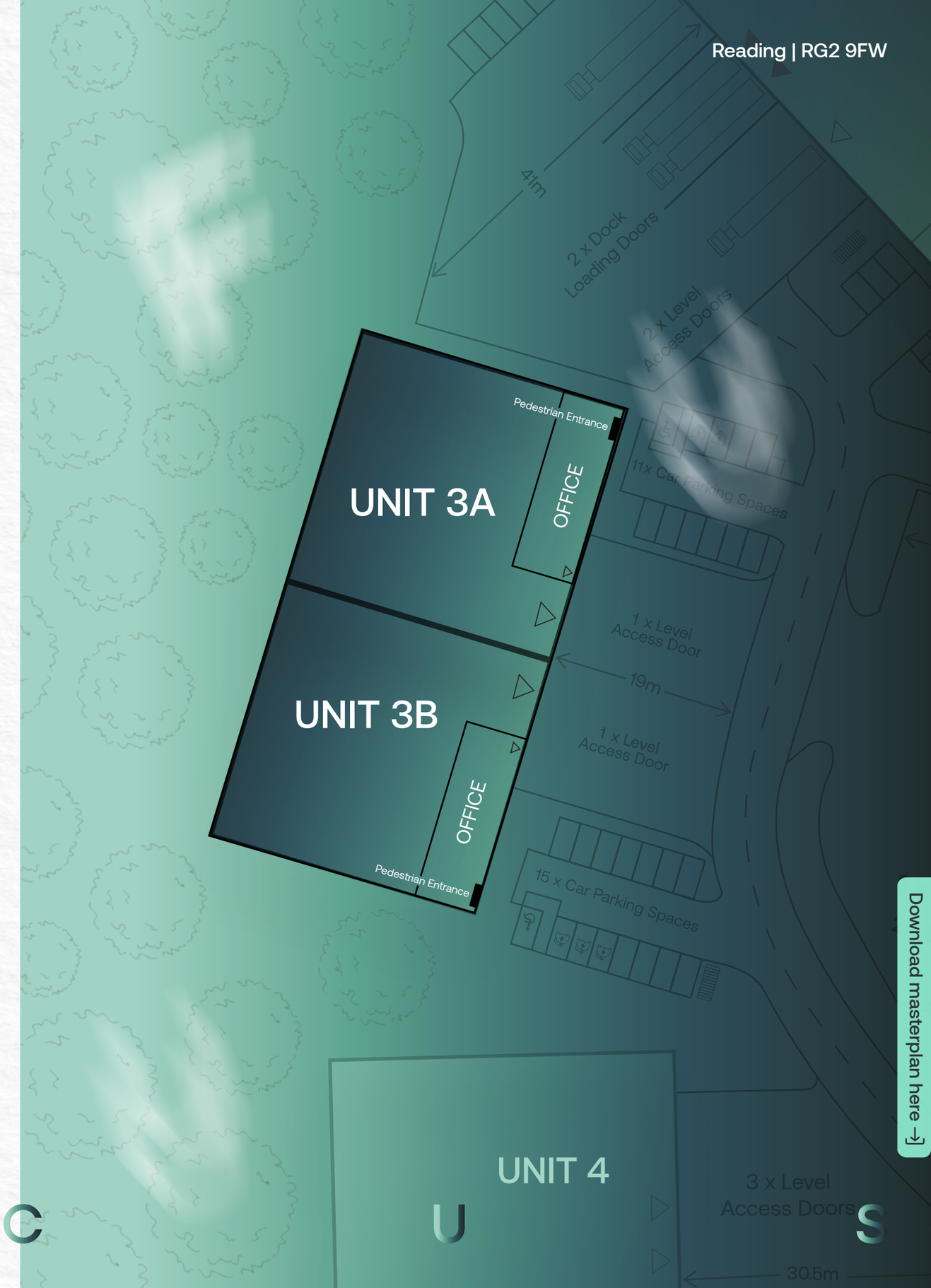
F O C U S

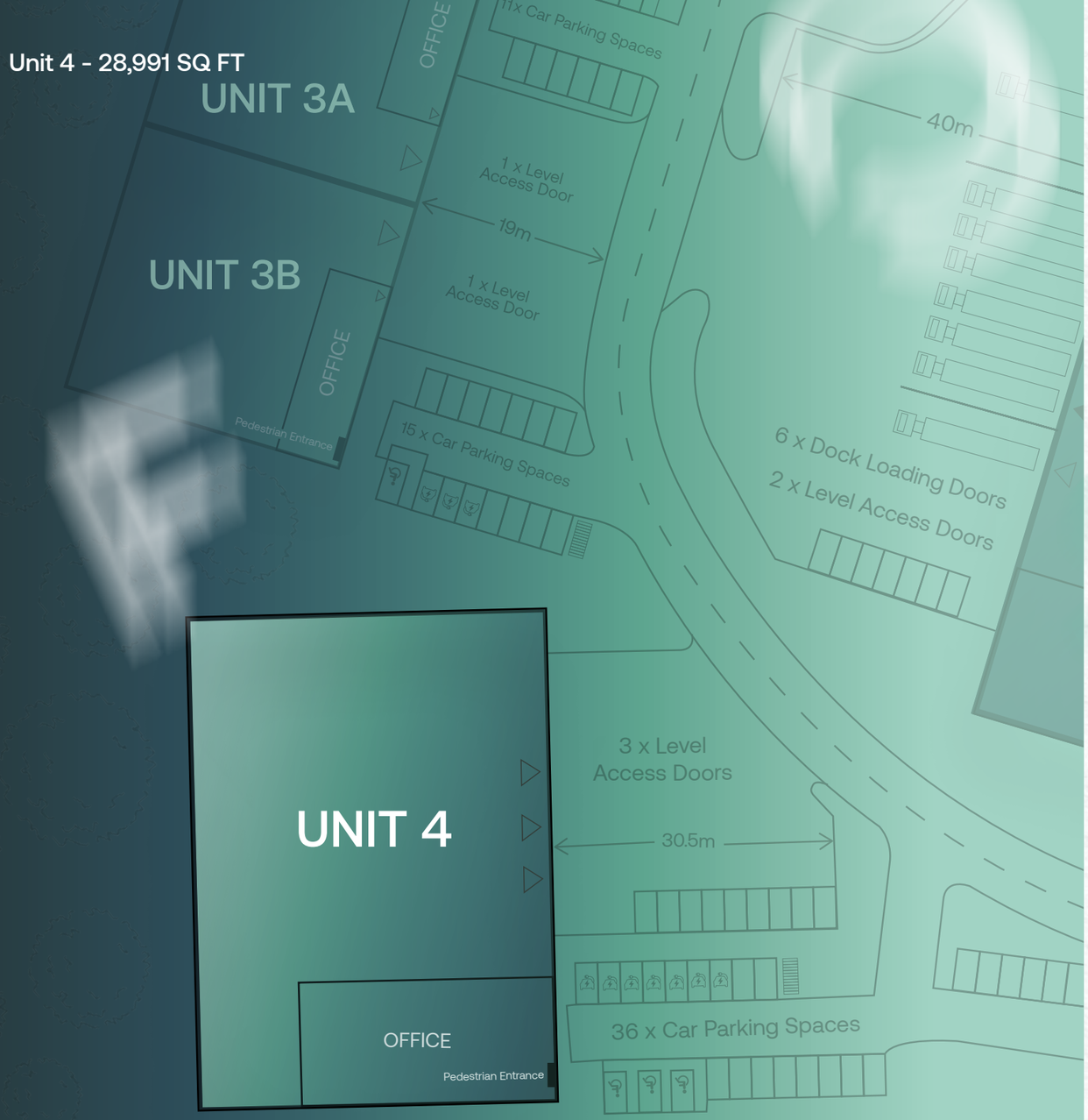
Unit 3 A&B

13,705 SQ FT

Warehouse	11,406 SQ FT
FF Office	2,300 SQ FT
Total - Each Unit (GEA)	13,705 SQ FT
Combined Total (GEA)	27,410 SQ FT
Combined Target PV Generation (kWh/yr)	59,788
Combined Annual PV Cost Savings	£16,143

- 8m Clear Internal Height
- 19m Yard Depth
- 1 Level Access Loading Door Per Unit
- Rooftop Solar PV Panels
- 3A - 11x Car Spaces
  3B - 15x Car Spaces
- High Quality Office Accommodation
- Secure Yard
- Targeting BREEAM ‘Excellent’
- Targeting EPC ‘A+’





Unit 4

28,991 SQ FT

Warehouse	24,338 SQ FT
FF Office	4,654 SQ FT
Total (GEA)	28,991 SQ FT
Target PV Generation (kWh/yr)	52,389
Annual PV Cost Savings	£14,145

- 10m Clear Internal Height
- 3 Level Access Loading Doors
- 36 Car Parking Spaces
- 30.5m Yard Depth
- Secure Yard
- Rooftop Solar PV Panels
- High Quality Office Accommodation
- Targeting EPC ‘A+’
- Targeting BREEAM ‘Excellent’

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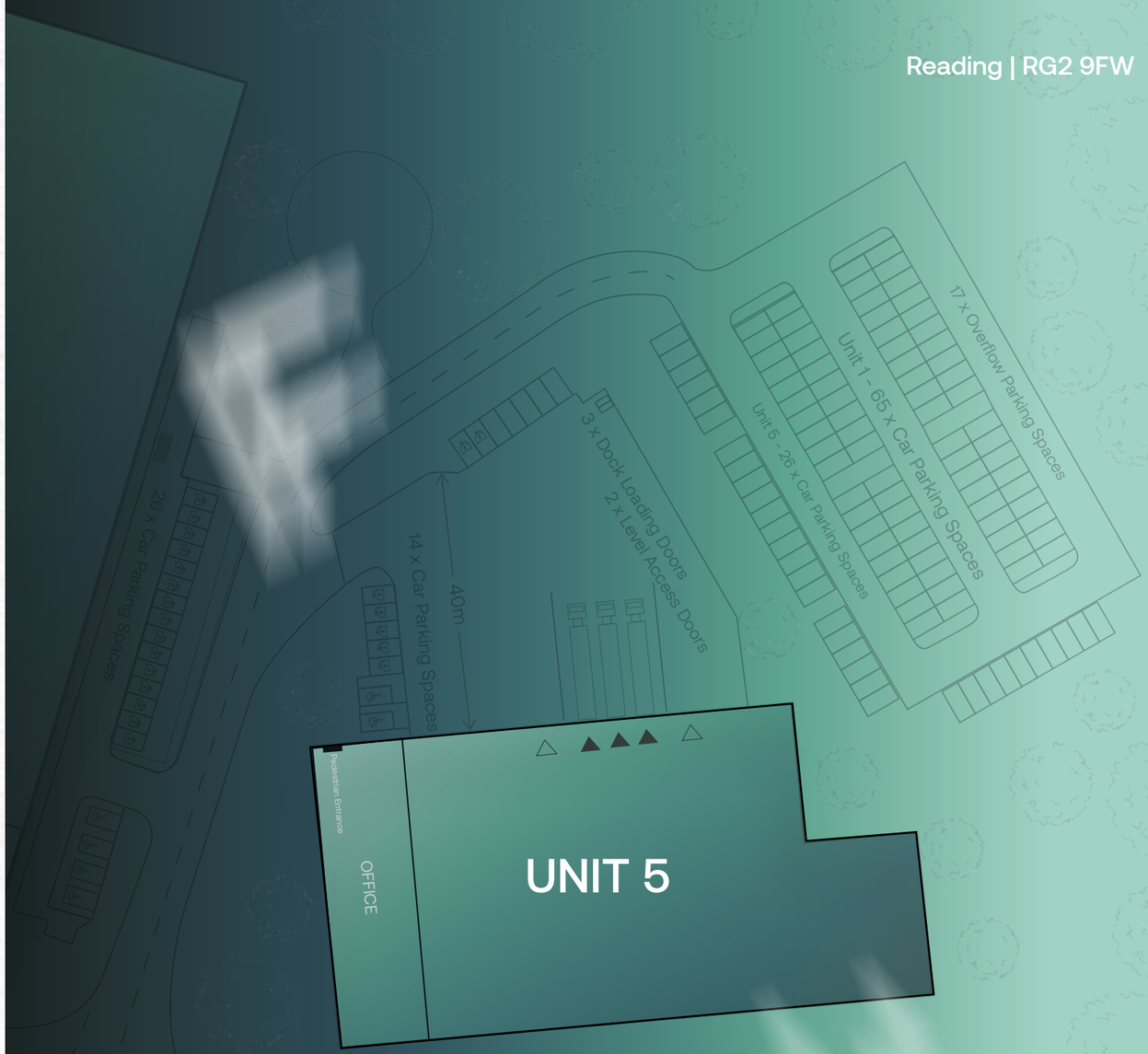
FOCUS

Unit 5

40,309 SQ FT

Warehouse	34,550 SQ FT
FF Office	5,759 SQ FT
Total (GEA)	40,309 SQ FT
Target PV Generation (kWh/yr)	69,585
Annual PV Cost Savings	£18,788

- 10m Clear Internal Height
- 40m Yard Depth
- 2 Level Access Loading Doors
- Rooftop Solar PV Panels
- 3 Dock Level Loading Doors
- High Quality Office Accommodation
- 40 Car Parking Spaces
- Targeting BREEAM ‘Excellent’
- Secure Yard
- Targeting EPC ‘A+’



Download masterplan here →

F O C U S

Reading | RG2 9FW

Focused on the Details, Built for Results

F O C U S

Sustainable Solutions, Long-Term Savings

Energy-saving features such as rooftop photovoltaics, high-efficiency LED lighting, and EV charging infrastructure help reduce both energy consumption and carbon emissions. The development is targeting a BREEAM ‘Excellent’ rating and an EPC Rating of ‘A+’.

	Target PV Generation (kWh/yr)	Annual PV Saving
Unit 1	131,754	£35,574
Unit 2	75,375	£20,351
Unit 3a	31,669	£8,551
Unit 3b	28,119	£7,592
Unit 4	52,389	£14,145
Unit 5	69,585	£18,788

F S O C U S

Reading | RG2 9FW

Focused on Wellbeing, Designed for Work and Life

F O C U S

Reading in FOCUS: Powered by Progress

Reading stands out as one of the UK's most dynamic urban economies, with an impressive employment rate of 86.1%—well above the South East average. With a population of 318,000, the town boasts a strong presence across key sectors, including construction (6.7%), manufacturing (5.8%), and transport & storage (4.2%).

Although unemployment is slightly above the regional average at 3.5%, Reading's economic outlook is robust. It is projected to be the UK's fastest-growing town between 2024 and 2027, powered by a thriving information and communication technology sector.

Adding to its strength, Reading ranks second only to London in export value per worker, exceeding £140,000—highlighting its concentration of high-tech and professional service industries.

86.1%

Employment Rate: As of December 2023, Reading's employment rate for individuals aged 16 to 64 was 86.1%, higher than the South East average of 79.3% *Source: ONS*

3.5%

Unemployment Rate: The unemployment rate in Reading was 3.5% for those aged 16 and over, slightly higher than the South East average of 2.9%

Source: ONS

4.2%

Local people work in Transport & Storage (6,989)

Source: ONS

5.8%

Local people work in manufacturing (9,575)

Source: ONS

6.7%

Local people work in construction (11,037)

Source: ONS

318,000

Reading has a population of 318,000

Source: ONS

3.3%

Economic Growth Leader: Reading is projected to be the UK's fastest-growing town between 2024 and 2027, driven by its strong information and communication technology sector, which is expected to grow at an average annual rate of 3.3%.

Source: ONS

£140,000

Export Strength: Reading ranks second only to London in export value per worker, exceeding £140,000. This high export value is driven by its concentration of high-tech and professional service firms

Source: ONS

F O C U S

Wrenbridge

Fiera Real Estate

FOCUS

READING

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JLL

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