

SUTTONS CENTRAL

suttons
business park

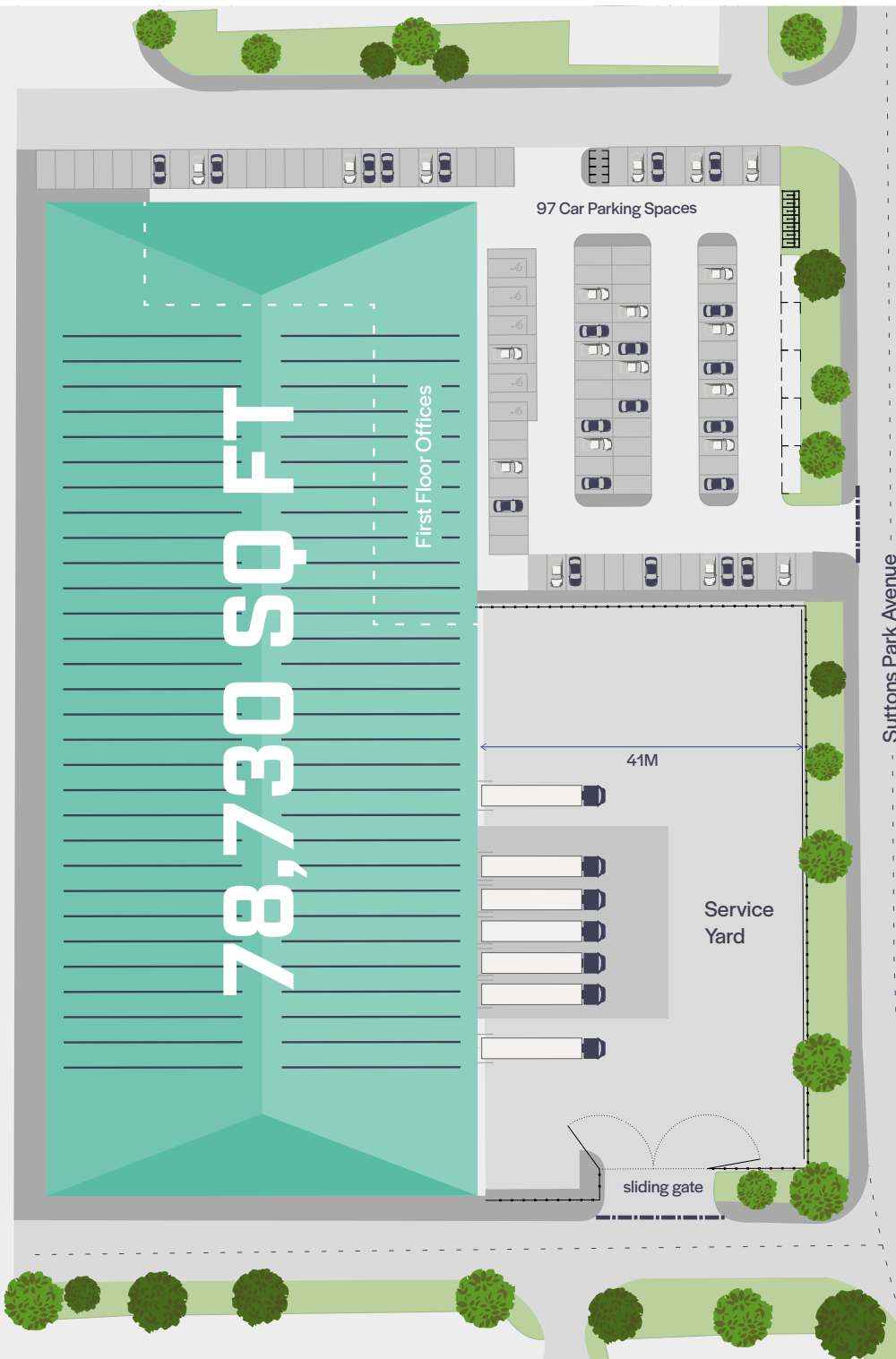
New Warehouse/Industrial Unit To Let
78,730 sq ft (7,314 sq m)
Secure fenced yard with separate car parking.
Exciting pre-let & design and build opportunity.

abrdrn

SUTTONS CENTRAL

Suttons Central at the heart of Suttons Business Park is a proposed new 78,730 sq ft warehouse/ industrial unit set on a 3.523 acre secure site with a fenced, gated yard and a separate car parking area. The unit will be built to a high standard and is available off plan within approximately 12 months. Detailed planning consent secured for B2 and B8 use. Major occupiers on the park includes; Brakes, HP, Royal Mail and Hitachi.





Self-contained
Secure Yard



5 Dock
Level Doors



2 Level
Access Doors



Excellent
Connectivity



97 Car Parking
Spaces



14m Height to
Haunch

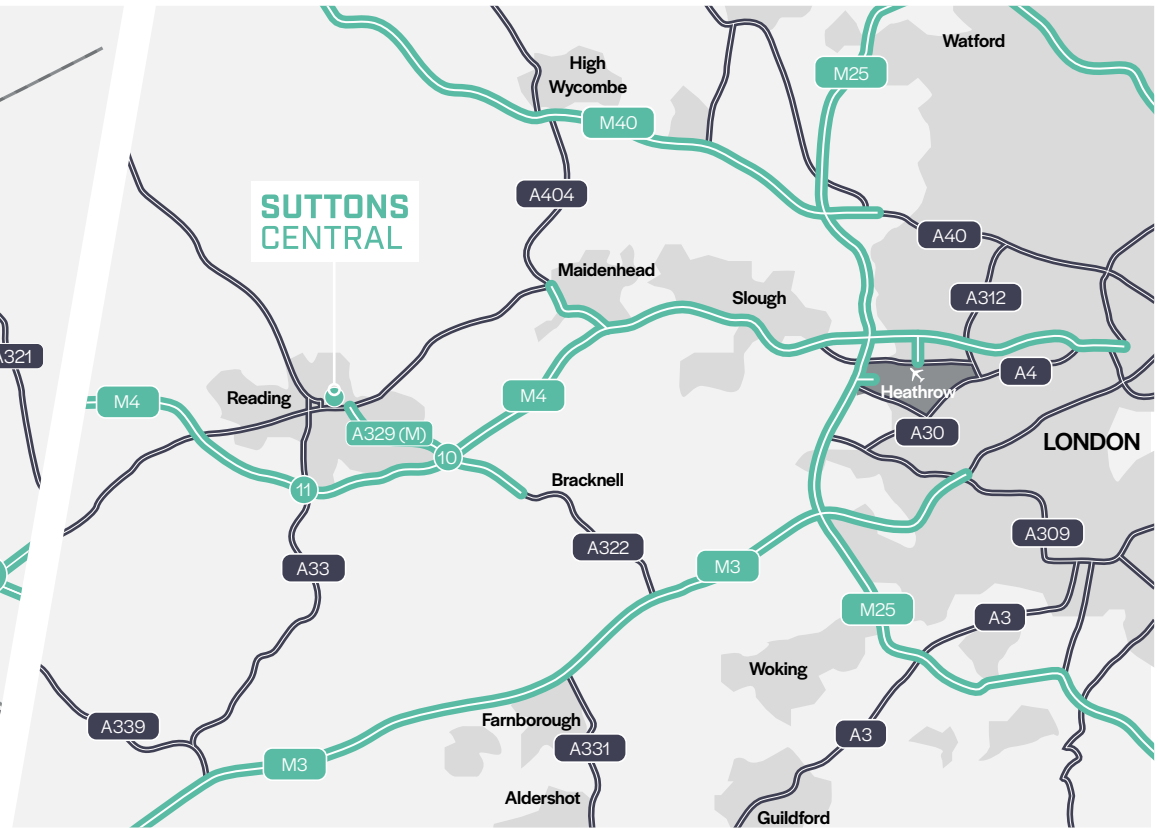
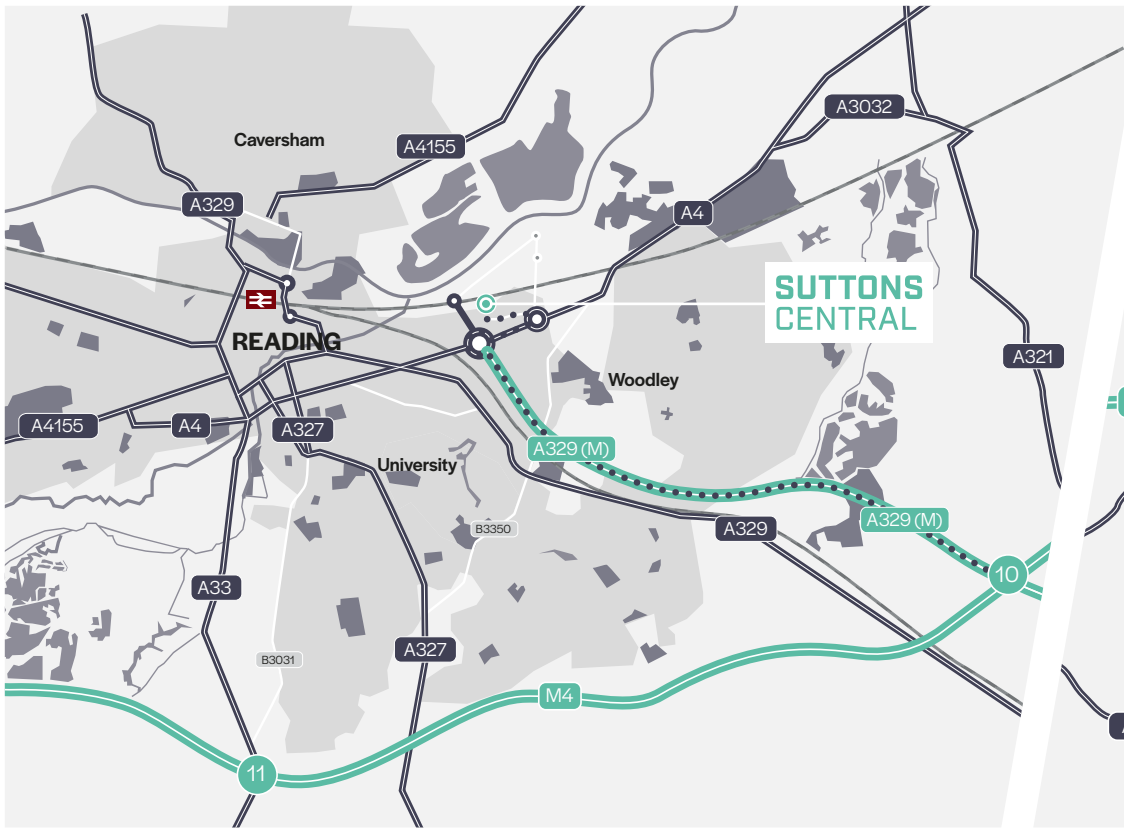


BREEAM 'Very Good'
targeted



24/7 Park
Security

Suttons Central	SQ FT	SQ M
Warehouse & Entrance Lobby	69,480	6,455
First Floor Offices	9,250	859
Total	78,730	7,314
Site Area	3.523 acres	



Suttons Central is located centrally on the 51 acre Suttons Business Park which is situated in a prime location at the end of the A329M within 3 miles of Junction 10 of the M4 providing swift access to the national motorway network. Reading town centre is approximately 1.5 miles to the west. Reading train station provides direct access to London Paddington in 25 mins.

M4 Junction 10	3 Miles
Reading Town Centre	1.5 Miles
Heathrow Airport	25 Miles
Central London	40 Miles
Bristol	88 Miles
Birmingham	110 Miles

Further Information

For further information please contact our sole agents.



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