

# OBSERVER PARK // ARBORFIELD



7 BRAND NEW WAREHOUSE /  
INDUSTRIAL UNITS  
TO LET OR FOR SALE

**AVAILABLE FROM Q4 2026**  
6,250 – 17,550 SQ FT

OBSERVER WAY,  
ARBORFIELD, READING,  
RG2 9HT

[tungsten-observerpark.com](http://tungsten-observerpark.com)

A Development By

**TUNGSTEN**  
PROPERTIES

# BUILT FOR LOGISTICS

Located just south of Reading, Observer Way offers excellent access to the M4 corridor, connecting quickly to London, the South East, and national distribution routes. Its proximity to major hubs makes it ideal for last-mile and regional logistics.



GREATER READING HAS A LARGE CATCHMENT AREA WITH A POPULATION OF 356,000



OVER 5,000 OF THE AREA WORKFORCE EMPLOYED IN MANUFACTURING



OVER 64.4% OF GREATER READING'S POPULATION ARE ECONOMICALLY ACTIVE



OVER 3,000 PEOPLE ARE EMPLOYED IN THE TRANSPORT AND STORAGE SECTOR



# FLEXIBLE RANGE OF SIZES FROM 6,250 - 17,550 SQ FT



SECURE  
GATED SITE



FIRST FLOOR  
OFFICES



AIR CONDITIONED  
OFFICES



LEVEL ACCESS  
LOADING DOORS



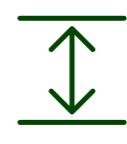
FLOOR LOADING  
37.5KN/M2



GENEROUS CAR  
PARKING PROVISION

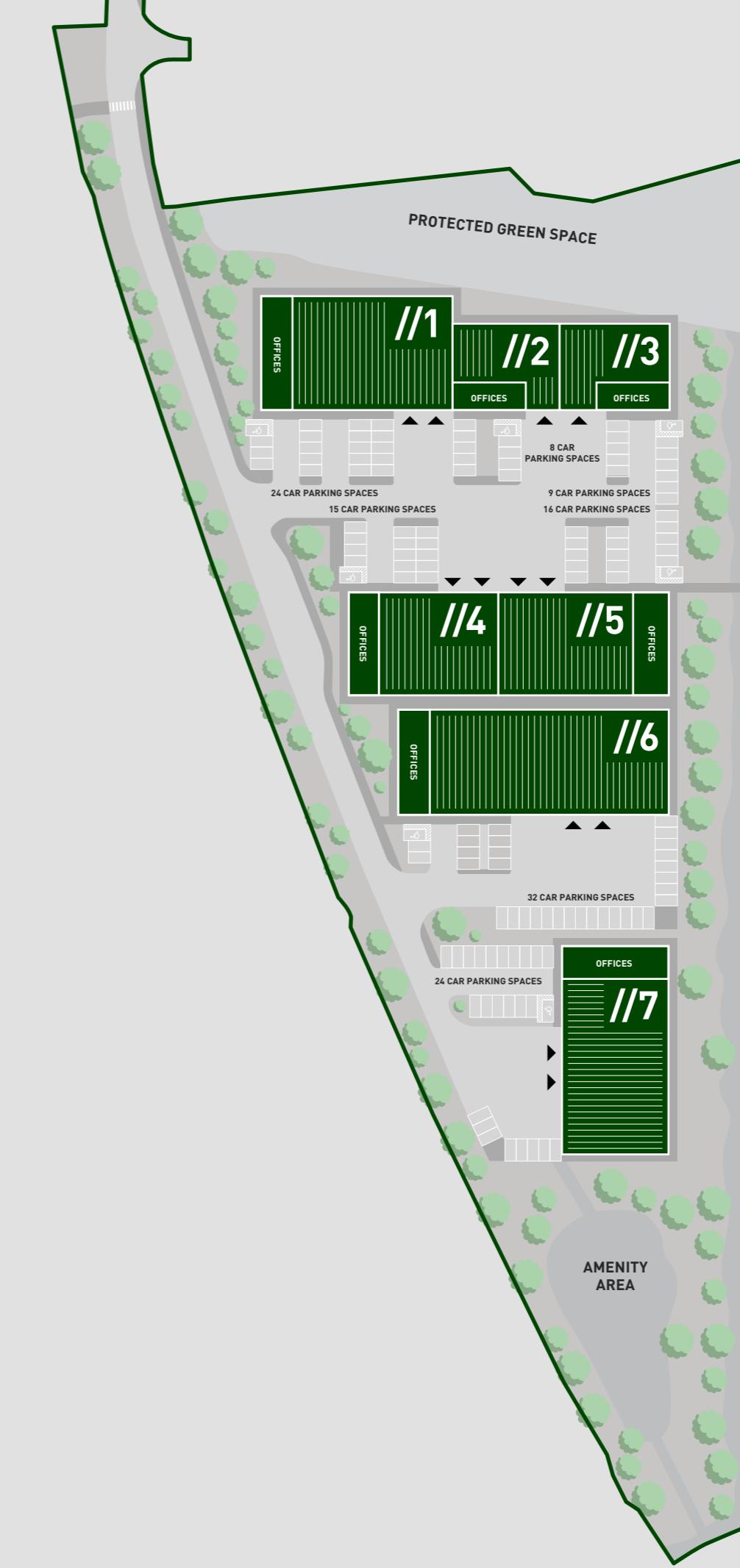


UP TO 90 - 200 KVA  
OF POWER PER UNIT



7M  
EAVES HEIGHT

UNIT	TOTAL GEA (sq ft)	WAREHOUSE (sq ft)	FIRST FLOOR OFFICE (sq ft)	POWER (kVA)	YARD DEPTH	LEVEL DOORS	CAR PARKING
1	13,950	11,950	2,000	140	16.5m	2	24
2	6,250	5,100	1,150	90	16.5m	1	9
3	6,300	5,150	1,150	90	16.5m	1	8
4	10,080	8,400	1,680	109	16.5m	2	15
5	11,720	9,600	2,120	100	16.5m	2	16
6	17,550	15,750	1,800	200	25.5m	2	32
7	14,100	12,200	1,900	150	28m	2	24
TOTAL	79,950	68,150	11,800				



# BUILT FOR TODAY



10%  
ROOFLIGHTS



ELECTRIC VEHICLE  
CHARGING POINTS



EPC  
A+



TARGET BREEAM  
RATING EXCELLENT



AMENITIES  
AREA



CYCLE PATHS  
AND STORAGE



PV ON  
EVERY UNIT



LED LIGHTING  
TO OFFICES





## DISTANCE TO / DRIVE TIMES

PLACES	MILES	TIME
M4 J11	3	6 MINS
READING	6.1	12 MINS
M3 J5	12.8	22 MINS
SLOUGH	22.2	26 MINS
M25 J15	26.2	30 MINS
LONDON	43.4	50 MINS

AIRPORTS	MILES	TIME
HEATHROW	29.5	30 MINS
LUTON	58.2	60 MINS
PORTS	MILES	TIME
SOUTHAMPTON	47.6	55 MINS
PORTSMOUTH	52.4	65 MINS

SOURCE: GOOGLE MAPS



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