

Midpoint.

# Midpoint Berkshire. A centre of success.

A selection of centrally located high-spec industrial units, available for sale and for lease, strategically located with excellent connectivity and set in beautifully landscaped grounds.

[www.midpointberkshire.com](http://www.midpointberkshire.com)



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# Everything you need under one roof.

Midpoint Berkshire offers state-of-the-art logistics and industrial units with bespoke features, advanced security, and sustainable design, setting a new benchmark for industrial spaces, all within a thoughtfully landscaped environment.



## Exceptional Design and Functionality

Midpoint Berkshire offers a blend of exceptional design and unparalleled functionality. Eleven state-of-the-art logistics and industrial units, ranging from 7,960 sq ft to 31,830 sq ft GEA, all set within beautifully landscaped grounds complete with outdoor amenity spaces, dedicated parking and a BREAAAM Excellent target rating.



## Security, Convenience, and Sustainability

Security and convenience are at the forefront of Midpoint Berkshire's design. Each unit boasts dedicated servicing and parking facilities, open-plan storage, and bespoke Grade A first-floor offices tailored to individual needs. The commitment to sustainability is evident through its BREEAM Excellent rating, featuring green initiatives such as PV panels, heat recovery air conditioning units, and EV charging stations.



## Tailored Solutions for Success

Designed to set the market standard, Midpoint Berkshire delivers solutions that cater to the diverse requirements of its tenants. Businesses choosing Midpoint Berkshire will find a space that not only supports their operations but also an environment that inspires growth and success.

# Amenities and Benefits. Specification.

Our range of amenities are designed to support business growth, including landscaped outdoor spaces, bespoke office layouts, dedicated parking, and advanced security. With a focus on sustainability and functionality, it provides an ideal environment for businesses to thrive.



## Secure, gated yards

Round-the-clock protection for peace of mind.



## EV Charging Points

Convenient electric vehicle charging on-site.



## Allocated Parking Per Unit

Dedicated parking spaces for your businesses.



## EPC A & BREEAM 'Excellent' (Target)

Industry-leading sustainability standard.



## 8.5m minimum Eaves Heights

Spacious units for flexible storage and operations.



## Solar PV Panels

Renewable energy to reduce carbon footprint.



## Grade A offices

Premium office spaces offering comfort and functionality.



## 3-phase power

Reliable, high-capacity power for efficient operations.



## Comfort Cooling/Heating

Efficient climate control for year-round comfort.



## Landscaped amenity space

Attractive outdoor areas for all occupiers. With yards up to 42m<sup>2</sup>



Your prime location.

With its central position and strong transport infrastructure, Midpoint Berkshire places your business at the centre of opportunity.





# Strategically located.

Midpoint Berkshire is strategically located at the heart of the Thames Valley, offering excellent connectivity to major transport links, including the M4, M25, and Heathrow Airport. This prime location provides easy access to London and the surrounding regions, making it an ideal hub for businesses seeking seamless distribution and operational efficiency. With its central position and strong transport infrastructure, Midpoint Berkshire places your business at the centre of opportunity.

## Road

Central London	50.5 miles
Junction 12 M4	6.9 miles
Junction 6 M3	10.5 miles
Heathrow Airport	37.1 miles
Aldermaston Station	2.7 miles
Basingstoke Town Centre	9.0 miles
Newbury Town Centre	10.1 miles
Reading Town Centre	12.1 miles

## Rail

Theale	8 minutes
Reading	17 minutes
Newbury	18 minutes
Basingstoke	47 minutes
Paddington	54 minutes



## Available Units for Sale and for Lease.

UNIT	GEA (SQ FT)	GEA (SQM)	WAREHOUSE GEA (SQ FT)	OFFICE GEA	PARKING SPACES
1	23,970	2,227	21,400	2,570	19
2*	7,960	740	6,480	1,480	7
3*	9,160	851	7,680	1,480	11
4	10,300	957	9,100	1,200	14
5	29,030	2,697	26,280	2,750	25
6**	12,085	1,123	10,520	1,565	10
7**	12,085	1,123	10,520	1,565	11
8**	12,080	1,122	10,520	1,560	10
9	14,350	1,333	11,860	2,490	15
10	31,830	2,957	29,000	2,830	32
11	8,490	789	6,710	1,780	9

ALL UNITS – MINIMUM CLEAR HEIGHT – 8.5m.

Floor Loading: 50kN/SqM

\* Units 2/3 COMBINED GEA – 17,120 SQ FT (1,591 SQM)

\*\* Units 6/7/8 COMBINED GEA – 36,250 SQ FT (3,368 SQM)



# Midpoint.

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