

Unit 9
Headley Park 10
Reading, RG5 4SW
///lush.hotels.party
dotindustrial.co.uk

1,795 sq ft
167 sq m
Available Now

Comprehensively Refurbished
Industrial / Trade Counter Unit
EPC A

dot Industrial space.
Made better.

Refreshed
industrial space.
In the heart of
east Reading.
That's ready
to go.

Asset managed by:
ARGO 
Real Estate Limited

Industrial space.



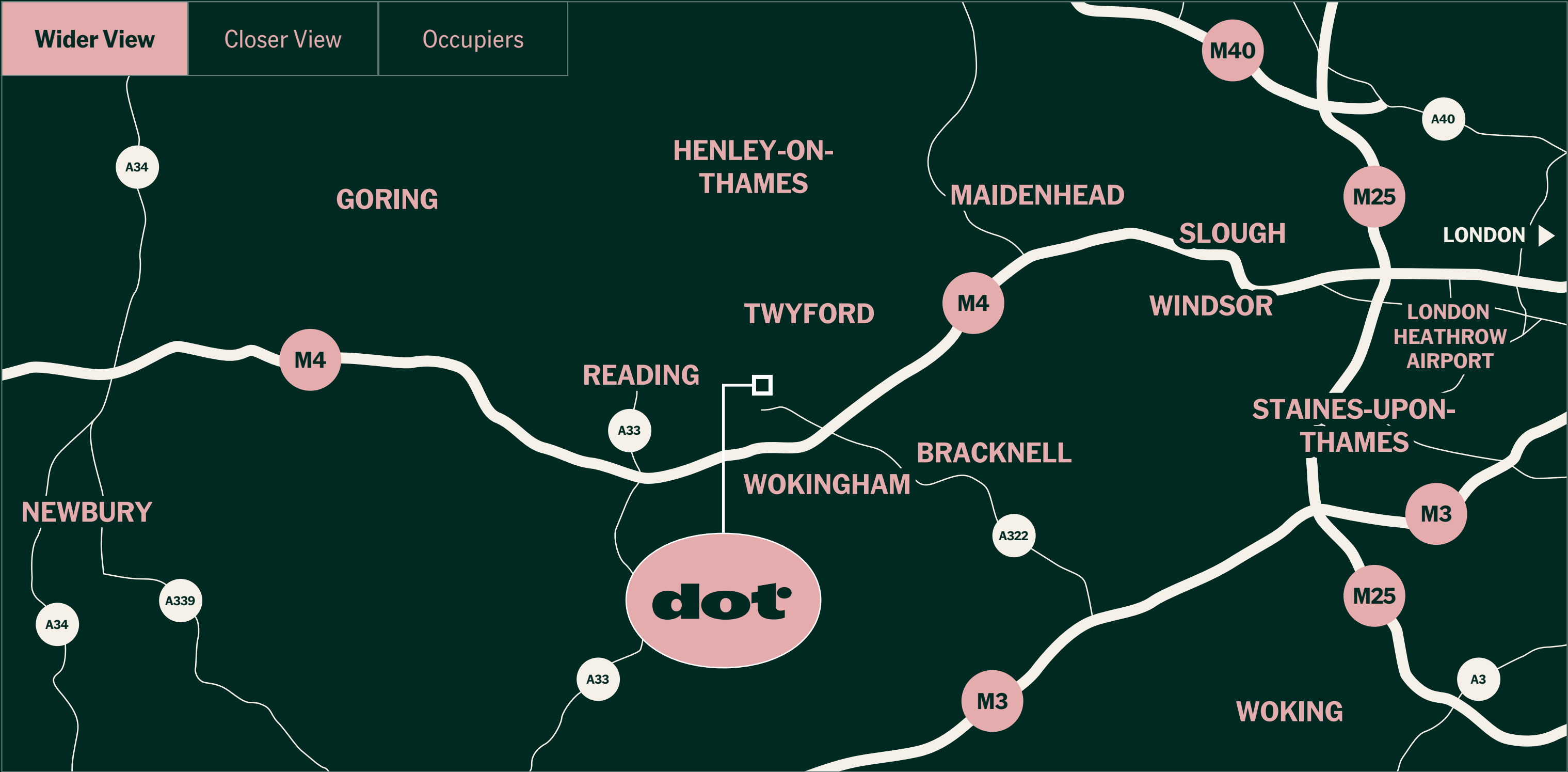
Made better.

Recently refurbished, Unit 9 provides 1,795 sq ft of industrial or trade counter space, built for getting things done.

Prominently located in the heart of east Reading's main commercial district, the estate benefits from excellent connectivity just 1.5 miles from the A329.



Strategic Thames Valley connections.



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You want extra connectivity and zero headaches.

Less than five minutes from the A329, Headley Park 10 has direct access to the M4. From there, you can reach Greater London via the M25, as well as other national routes.

For rail, Reading station is 3.5 miles away, offering direct services to London Paddington and Heathrow Airport on the Elizabeth line.

Headley Park 10 Population Reach	45 Minute Drivetime	3,509,602	
	60 Minute Drivetime	7,390,960	
30 Minute Drivetime			1,279,434

Road		
A329(M)	1.5 Miles	4 Mins
M4	3.5 Miles	6 Mins
A33	6 Miles	14 Mins
M25	22 Miles	22 Mins

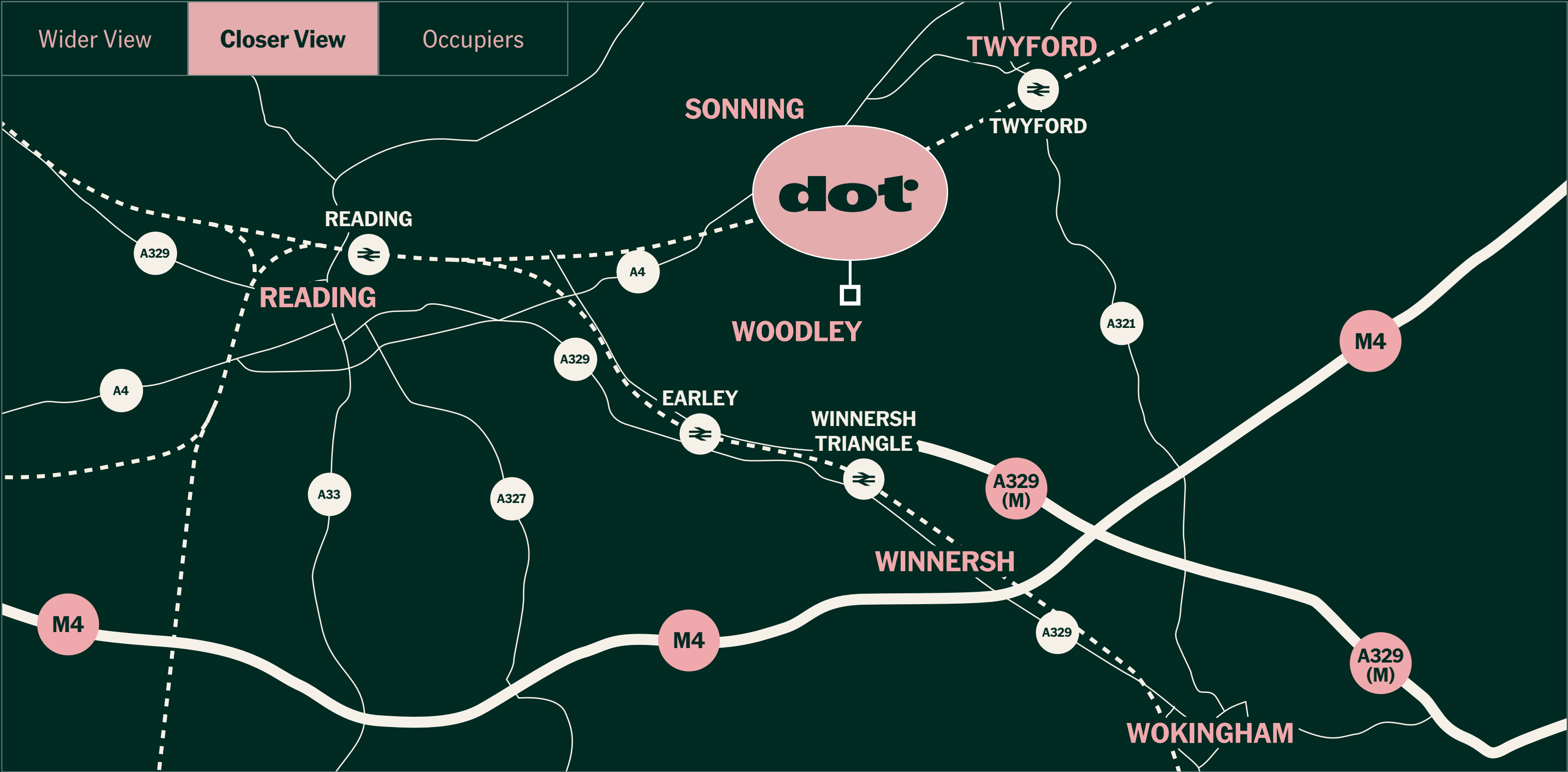
Rail & Air	
Heathrow Airport	25 Miles
Earley ➡	1.6 Miles
Winnersh Triangle ➡	2.2 Miles
Twyford ➡	3.7 Miles
Reading ➡	4.4 Miles

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Wider View

Closer View

Occupiers

















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Better industrial space.

Full stop.

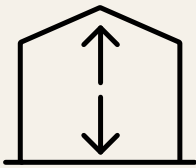
Where you base your business matters. That’s why Unit 9 is being transformed to deliver a modern industrial unit fit for the future.

The newly refreshed space will provide a practical and efficient environment that’s designed to support day-to-day operations as well as long term growth.

Accommodation	(sq ft)	(sq m)
Total	1,795	167



1 Level Access
Loading Door



5m
Eaves Height



24/7
Access



4 Car
Parking Spaces



WC &
Teapoint



A space that puts people first.

Efficient, inviting spaces.

After understanding your needs, we modernise buildings and estates to create more efficient, inviting spaces that are better for business, employees and customers.



Common sense upgrades. For uncommon returns.

• Extensive Landscaping



• Unit 9 Exterior



• Newly fitted roof panels for enhanced natural lighting increasing staff welfare and efficiency

• High quality materials used throughout for a clean, modern finish



Lower bills at the flick of a switch.

Sustainability and workforce wellbeing go hand in hand. With LED lighting that’s easy on the eyes, and PV panels that lower your bills by up to £2,500 per year*, this is a warehouse that feels smart from the moment you step inside.



EPC
A



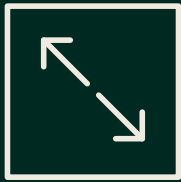
Electric
Vehicle Charging



Photovoltaic
Panels



LED
Lighting



10% Rooflight
Coverage



*Calculated according to a 25p/kWh electricity unit rate (subject to all generation being used on site). Estimated based on the installation of the 23 kWp system and an annual energy generation of c.20,000 kWh.

01. Only the best locations will do.

We know where the opportunities are and we want to put you there.



02. Always right there with you.

Easy access to an experienced team who love getting things done.

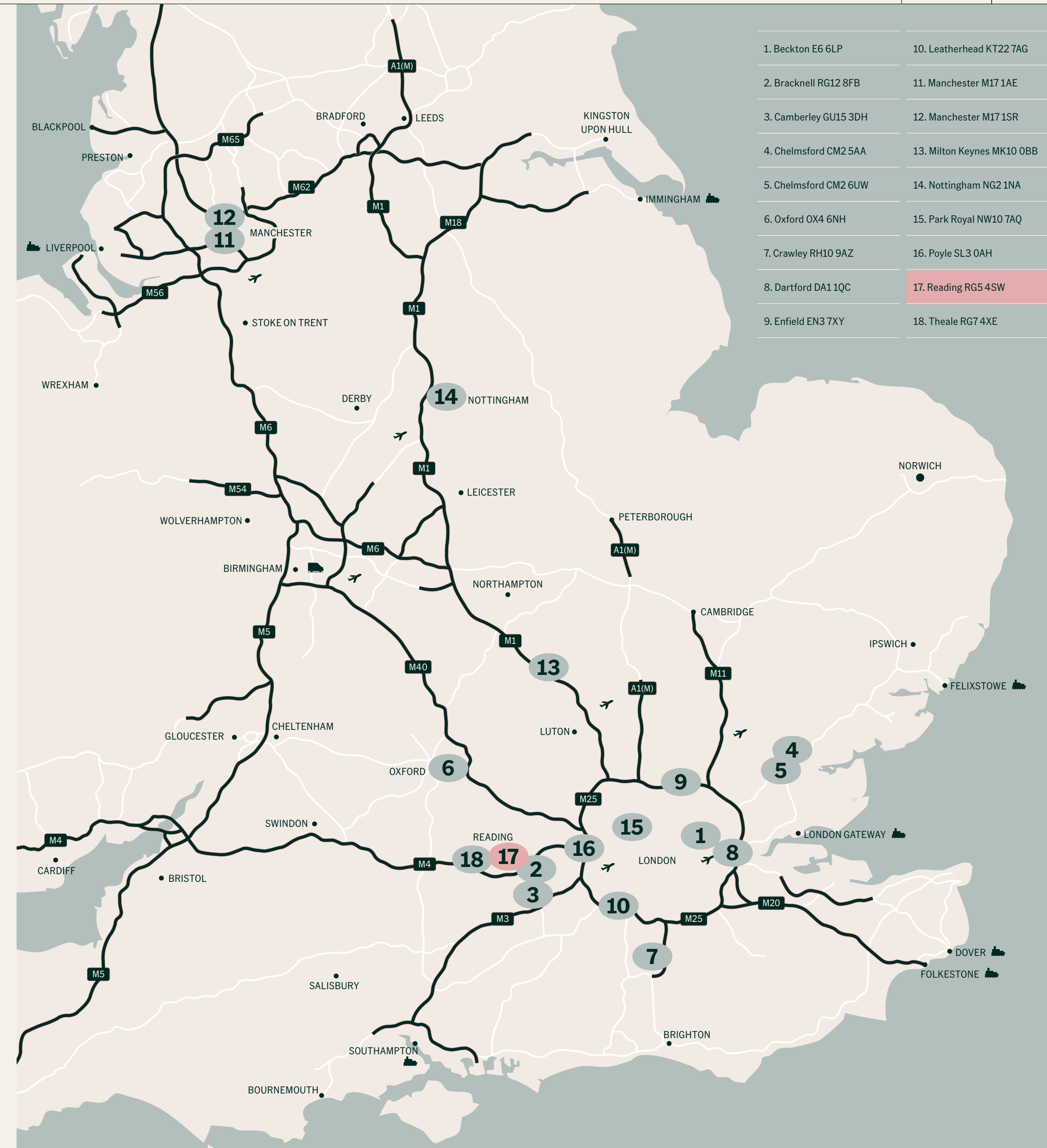


03. Creating spaces people are proud of.

Because an industrial space should back you, not hold you back.



You deserve industrial space that works as hard as you do. Perfectly placed urban space built for your last mile, trade or light industrial needs. Efficient, inviting and expertly managed by ARGO.



Get in touch,
we'd love to
show you
around.



Francesca Mortimore
Senior Asset Manager
francesca@argorealestate.com
+44 (0) 7842 132 190



Hope Ayers
Asset Manager
hope@argorealestate.com
+44 (0) 7771 847 166

hatch

Arabella Macrae
arabella@hatch-re.com
+44(0) 7771 166 935

Philip Hunter
philip@hatch-re.com
+44(0) 7752 140 927

JLL

James Newton
james.newton1@jll.com
+44 (0) 7701 230 718

Harry Tanner
harry.tanner@jll.com
+44 (0) 7707 863 738

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