



# INDURENT

NIMROD INDUSTRIAL ESTATE

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///NAVY.DOLL.INCOMES

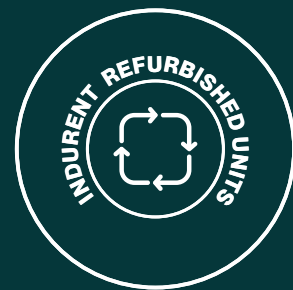
NEWLY REFURBISHED  
TRADE COUNTER / WAREHOUSE UNITS

UNIT 3: 4,907 SQ FT (350 SQ M)

UNIT 5: 5,478 SQ FT (509 SQ M)

UNIT 8: 7,124 SQ FT (662 SQ M)

Available for immediate occupation.



Strategically located  
near the M4 J11.

Newly refurbished.

Warehousing that Works.

# High performance space for your business.

Nimrod Industrial Estate comprises an extensive, urban industrial and trade counter estate extending to 89,653 sq ft (GIA). The estate is configured to provide 14, well specified units, arranged over two separate terraces with dedicated yard and parking areas.

There is also a large surplus car park to the rear of the estate. The property provides a highly appealing spread of unit sizes between 3,949 and 8,862 sq ft, capturing demand from both urban logistics and trade operators. The units are of steel portal frame construction with part brick, part profiled metal sheet cladding to the elevations and roofs.

## An ideal location for Reading.

The A33 dual carriageway is an established industrial and trade corridor, providing the main arterial route linking Reading town centre and the M4 motorway. The area's excellent connectivity and access to a densely populated local catchment has attracted a strong occupier base including DHL, Amazon, Tesco, Travis Perkins, Howdens and Toolstation.

Nimrod Industrial Estate occupies a prime trade location within this established corridor, situated in close proximity to Hyperion Trade Park, Reading Trade Centre and Trade City Reading. The surrounding concentration of well-established trade estates reinforces the area's credentials as a core trade destination and underpins sustained demand from trade-focused occupiers.



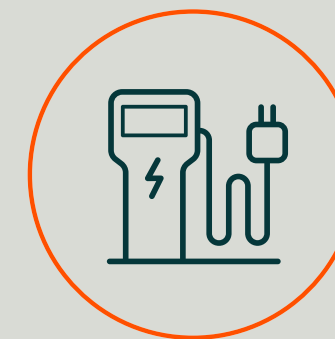
Internal eaves height of 6.1m.



Newly refurbished.



Smart LED included.



EV Charging points.

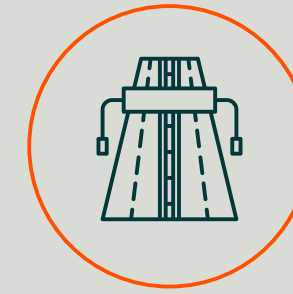


Targeting EPC B rating.



Excellent parking with additional overflow.

# Why choose Nimrod Industrial Estate?



Strategically located near the M4 J11 and the A33.



Internal eaves height of 6.1m.

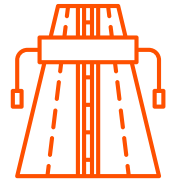


Under an hour's drive to Heathrow Airport.



Warehousing that Works.

# You're well-connected.



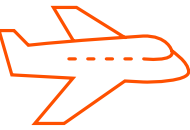
## MAJOR ROADS

A33	1.1 miles
M4 J11	2.5 miles
A404(M)	15.3 miles
A34	19.5 miles



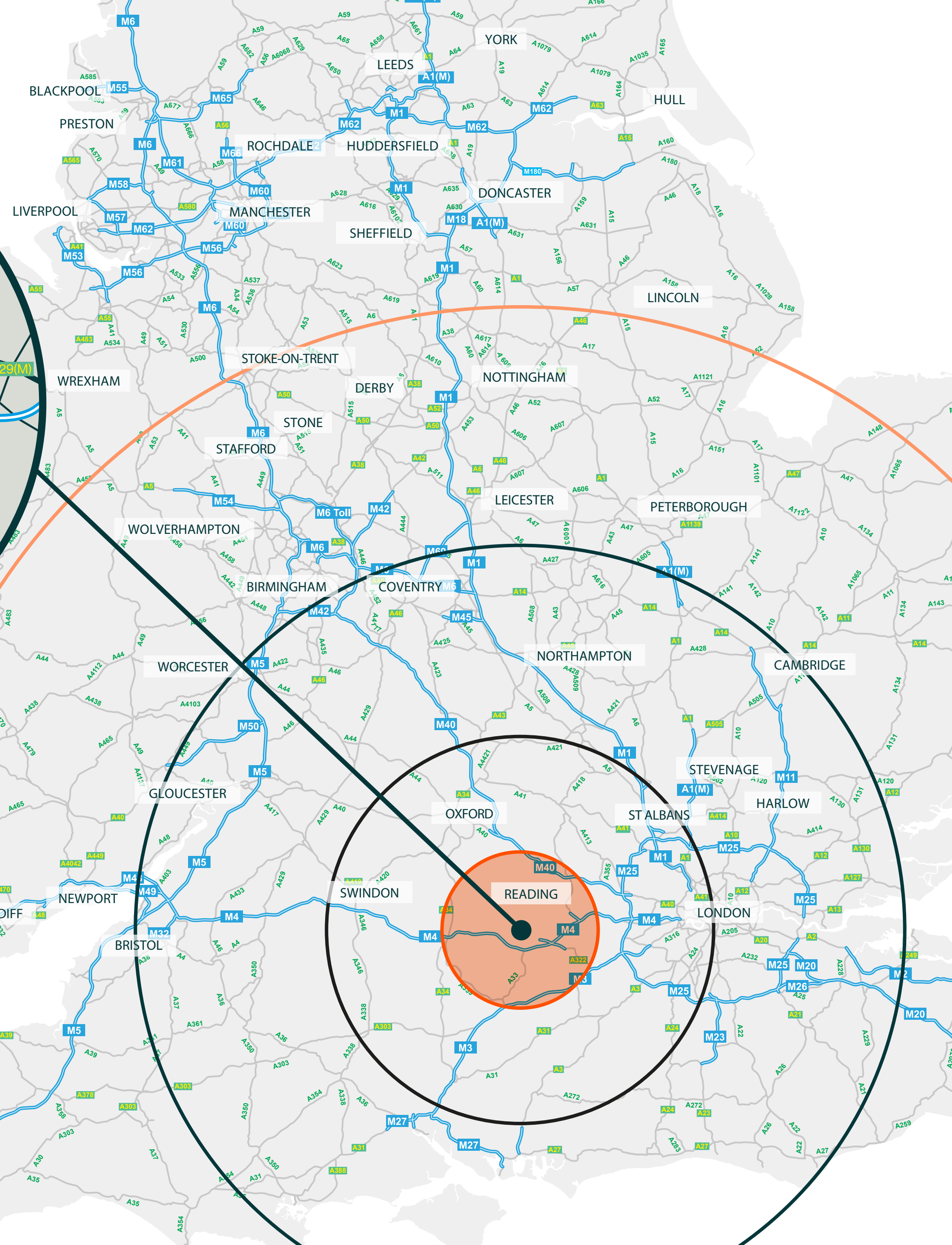
## CITIES/MAJOR TOWNS

Reading	2.9 miles
Bracknell	13.3 miles
Basingstoke	16.6 miles
Oxford	27.7 miles
London	42.9 miles



## AIRPORTS

London Heathrow Airport	29.0 miles
Southampton Airport	47.5 miles
London Luton Airport	57.7 miles



### Drive times

- Within 30 min labour pool
- Within 1 hour
- Within 2 hours
- Within 3 hours

Source: Google maps.  
Travel distances are approximate.  
Maps not to scale.



Warehousing that Works.

# Schedule of accommodation.

Availability - Unit 8 has undergone a full refurbishment and is available for immediate occupation. Unit 3 & 5 will be undergoing a full refurbishment and will be available for occupation from Q2 2026.

	UNIT 3	UNIT 5	UNIT 8
GF WAREHOUSE & ANCILLARY	4,248 SQ FT (350 SQ M)	4,819 SQ FT (448 SQ M)	6,404 SQ FT (595 SQ M)
FF OFFICES & ANCILLARY	659 SQ FT (61 SQ M)	659 SQ FT (61 SQ M)	720 SQ FT (67 SQ M)
TOTAL	4,907 SQ FT (456 SQ M)	5,478 SQ FT (509 SQ M)	7,124 SQ FT (662 SQ M)

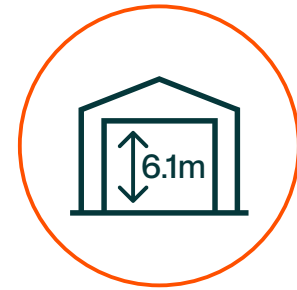
All areas are on a GIA (Gross Internal Area) sq ft basis. Subject to final plan.



Newly refurbished



3 phase power



Clear internal eaves height of 6.1m



Parking & EV charging available



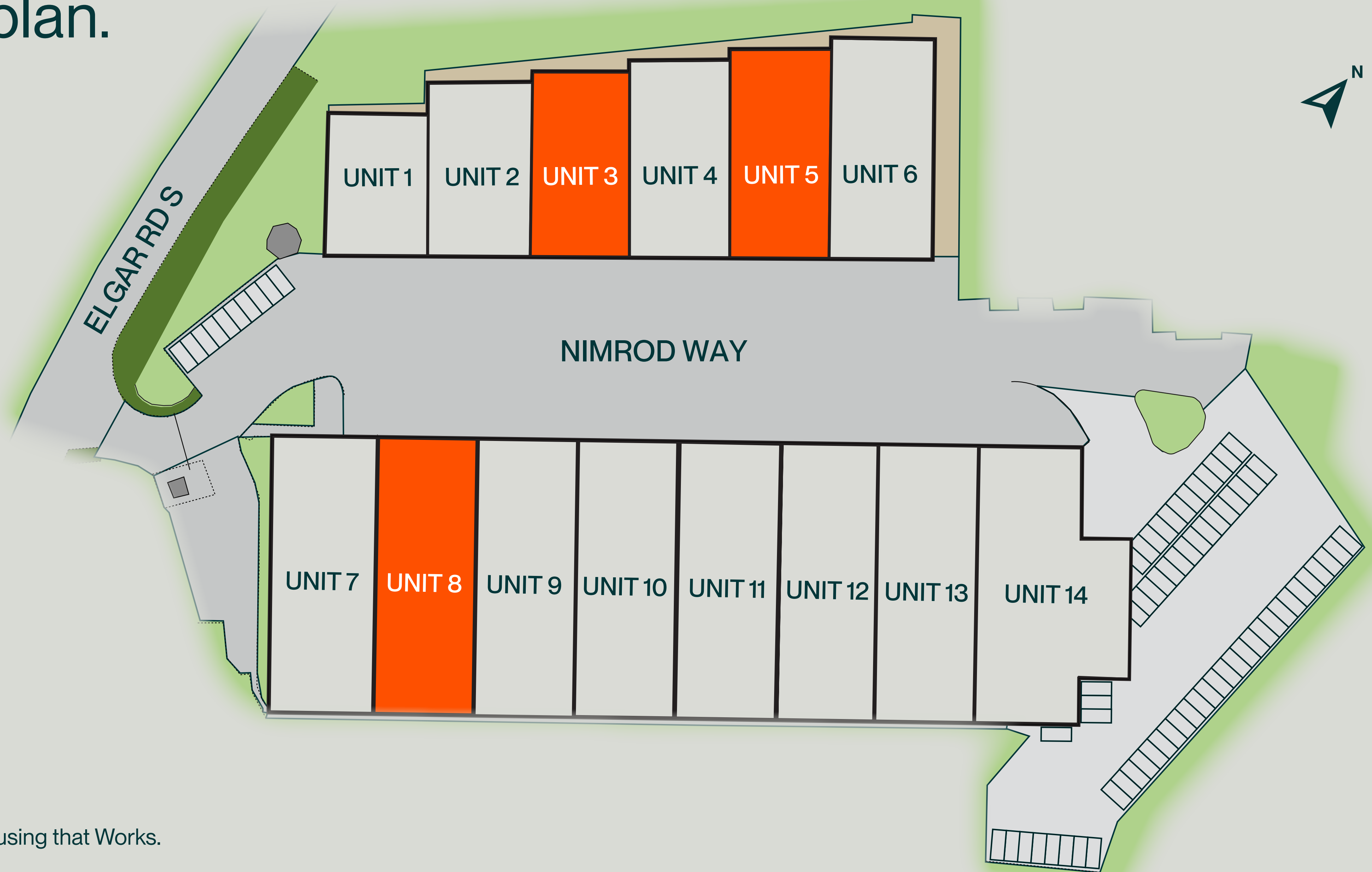
Excellent parking and yard space, with additional overflow



Warehousing that Works.



# Unit plan.



Unit plan is indicative.



Warehousing that Works.



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