

EASTER PARK

READING

BENYON ROAD • ALDERMASTON • READING • RG7 2PQ

Part of  AURORA PARKS

Unit 15
58,065 sq.ft (5,394 sq.m)

Modern warehouse available
for occupation in Q4 2026
(To be refurbished)

TO LET



Description.

The modern unit built in 2009 extends to c. 58,065 sq.ft (GIA) in total. The unit is to be refurbished, specification available upon request.

The Property includes a breakout/ office area totalling 2,765 sq.ft

The Property benefits from a secure self-contained yard and parking area.

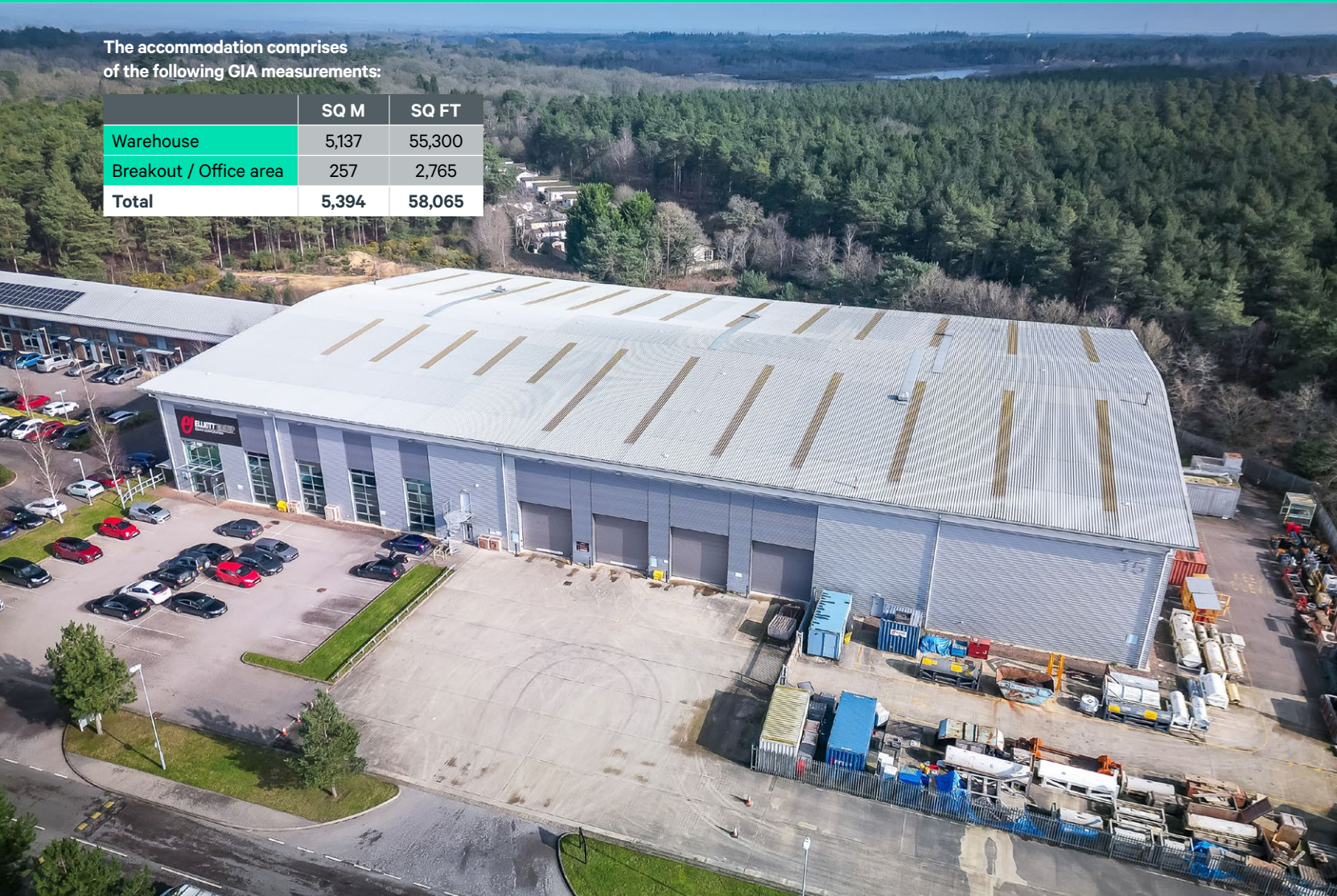
Floor loading 50kN/m2. EPC: C 58 (to be reassessed post refurbishment)



Accommodation.

The accommodation comprises of the following GIA measurements:

	SQ M	SQ FT
Warehouse	5,137	55,300
Breakout / Office area	257	2,765
Total	5,394	58,065



Specification.



10M Minimum Eaves Height



HGV Access



5 Level Access Loading Doors



Generous Car Parking allocation



300 kVA Power Capacity
(500 kVA Proposed (Subject to DNO))



Secure Yard



EASTER PARK

READING

Part of  AURORA PARKS

BENYON ROAD • ALDERMASTON • READING • RG7 2PQ

Location.

 Click here to view Google Maps

 What3Words moon.harmony.alike

In terms of location, Easter Park key is situated 7 miles from Junction 12 of the M4. Access to the M3 is from Junction 6 which is 12 miles. The subject unit is also 38 miles from Heathrow Airport.

The Property is located within the popular and attractive Easter Park benefiting from nearby amenities and in close proximity to mainline rail connections with access to Central London within an hour.

HGV DRIVETIMES		
	M4 J11	7.9 miles
	M3 J6	10.5 miles
	M4 J13	13.9 miles

Further Information.

TERMS

Available on a new full repairing and insuring lease terms to be agreed.

RENT

On application.

VAT

All figures quoted are exclusive of VAT.

RATEABLE VALUE

Available upon request.

ENERGY PERFORMANCE CERTIFICATE RATING

C-58 (to be reassessed post refurbishment).

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.



Contact.

For further information or to arrange a viewing please contact the agents:

NEWMARK

020 7493 3338
nmrk.com/en-gb/

Zach Heppner-Logan

zach.heppner-logan@nmrk.com
07787 221 412

Chloe Sweetland

chloe.sweetland@nmrk.com
07385 933 686



Ed Ponting

edponting@haslams.co.uk
07921 404 659

Georgia Fearn

georgiafearn@haslams.co.uk
07512 333 297

IN PARTNERSHIP WITH

Hines

Misrepresentation Act 1967 – Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. February 2026

Created by CARVE
carve-design.co.uk 17668/7