



**INDUSTRIAL/LOGISTICS / LIGHT INDUSTRIAL / TRADE COUNTER / INDUSTRIAL /
WAREHOUSE TO LET**

UNIT 14

Headley Park Ten, Woodley, Reading, RG5 4SW

Modern industrial unit in east Reading. Move-in ready. Strategic
Thames Valley location with excellent connectivity.

3,765 SQ FT (349.78 SQ M)

**CAMPBELL
GORDON.**

Summary

Available Size	3,765 sq ft
Rates Payable	£4.99 per sq ft Estimated for year ending 31 March 2027. However applicants must rely on their own enquiries with the rating authority.
Rateable Value	£43,500
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	TBC
EPC Rating	A (13)

Description

Unit 14 is a refurbished industrial unit that's been upgraded to modern standards and is ready to move into. The space comes with energy-efficient systems and an EPC A rating — ideal space for businesses requiring flexible industrial or trade operations.

Location

Headley Park 10 is situated in Woodley, approximately 3 miles to the east of Reading town centre. The A329(M) provides direct access to J10 of the M4 and is only 1.6 miles to the south of the property. Reading railway station is on the Great Western Main Line providing a direct rail service to London Paddington, with a fastest journey time of 24 minutes. There are also regular services to Maidenhead, Basingstoke and Bristol. Heathrow Airport is located approximately 30 miles (48 km) to the west, providing flights to both domestic and international destinations.

Viewings

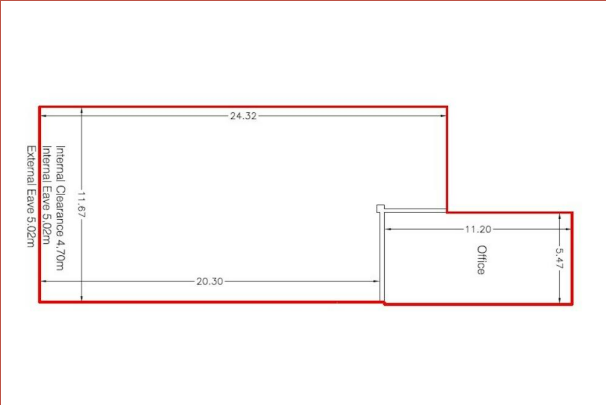
Strictly by prior appointment with the sole agent, Campbell Gordon.

Terms

Available by way of a sublease until 14th August 2036.

Accommodation

sq ft	Tenure	Rent (sq ft)
3,765	To Let	-



Viewing & Further Information



George Twelves
0118 959 7555 | 07570 616 009
george@campbellgordon.co.uk



Jake Booth
0118 959 7555 | 07714 388 044
jake@campbellgordon.co.uk

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