

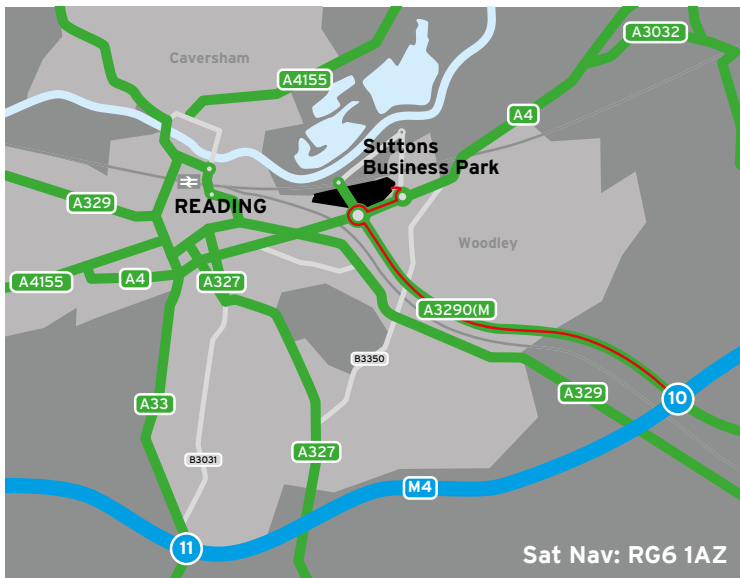
# 21

  
**suttons**  
**business park**  
INSPIRED LOCATION  
READING, RG6 1AZ



**New Warehouse/Industrial Unit To Let**  
**31,662 sq ft (2,942 sq m)**  
Secure fenced yard  
with separate car parking

  
**Aberdeen Standard**  
Investments



## LOCATION

Suttons Business Park is a prime business location at the top of the A329M within 3 miles of Junction 10 of the M4 providing swift access to the national motorway network. Reading Town Centre is approximately 1.5 miles to the west.

## DESCRIPTION

New warehouse/industrial unit set on a 1.68 acre secure site with a fenced, gated yard and a separate car parking area.

## ACCOMMODATION

| Unit 21                 | SQ FT         | SQ M         |
|-------------------------|---------------|--------------|
| Warehouse and Ancillary | 27,361        | 2,542        |
| First Floor Office      | 4,301         | 400          |
| <b>Sub-Total</b>        | <b>31,662</b> | <b>2,942</b> |

Sizes shown are GIA

|           |            |
|-----------|------------|
| Site Area | 1.68 acres |
|-----------|------------|

## AMENITIES

- Height to haunch 12.5m
- 55 car parking spaces
- Self contained secure site
- 4 loading doors
- Excellent connectivity
- BREEAM "Very Good" targeted



[www.suttonsbusinesspark.co.uk](http://www.suttonsbusinesspark.co.uk)

## FURTHER INFORMATION

For further information or to arrange a viewing please contact the sole agent.



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