

40


suttons
business park
INSPIRED LOCATION
READING, RG6 1AZ



Unit 40 To Let
3,840 sq ft (357 sq m)

To Be Refurbished Light
Industrial / Warehouse Unit

Aberdeen Standard
Investments

To Be Refurbished Light Industrial / Warehouse Unit



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.

AVAILABILITY

Unit 40	SQ FT	SQ M
Warehouse	3,121	290
Ground Floor Office	719	67
Total	3,840	357

Sizes shown are GIA

AMENITIES

- Large communal yard
- Electrically operated loading door
- Suspended ceilings to offices
- 8 parking spaces
- 24 hour on site security

TERMS

The unit is available by way of a new full repairing and insuring lease, subject to 5-yearly upward only rent reviews. Rent upon application.

CONNECTIVITY

7 telecommunication bandwidth providers have existing network infrastructure serving the Park. Further details upon application.

EPC

The unit has an Energy Performance Rating of D:85

SAT NAV

RG6 1AZ



INDICATIVE IMAGE

FURTHER INFORMATION

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



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