

Unit B


suttons
business park
INSPIRED LOCATION
READING, RG6 1AZ



New warehouse/industrial unit
14,720 sq ft (1,367 sq m)

Detailed planning consent secured

Available Summer 2017

Adjacent to new Aldi and Costa Drive Thru

Rarely available secure fenced yard

New warehouse/industrial unit

Detailed planning consent secured

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LOCATION

Suttons Business Park is the leading industrial and logistics park in the greater Reading area boasting occupiers such as Brakes, HP, Royal Mail and Hitachi. Totalling 51 acres, the business park is situated in a prime location at the end 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. Reading train station provides direct access to London Paddington in 25 mins.

DESCRIPTION

Detailed planning consent has been secured for a detached unit with a secure self-contained yard to be built to a high specification. The unit will benefit from an 8m eaves height and 2 full height electric loading doors. The unit will benefit from offices at first floor to the front of the unit along with 20 car parking spaces. The adjacent site has recently secured detailed planning consent for an Aldi and Costa Drive Thru. Opening is scheduled for Autumn 2017.

ACCOMMODATION

Gross internal area (GIA).

AREA	SQ FT	SQ M
Warehouse	12,420	1,154
Ground Floor Office	440	40
First Floor Office	1,860	173
Total	14,720	1,367

SPECIFICATION

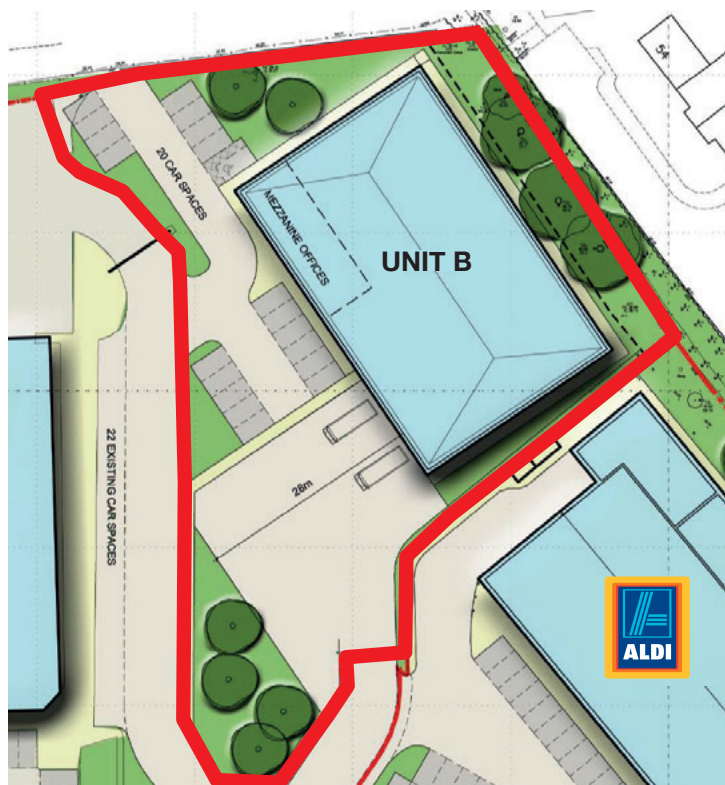
- 2 Electric roller shutter doors
- B2 & B8 planning consent
- 20 car parking spaces
- Fenced secure yard
- 8m eaves
- Male, female & disabled WC's

TERMS

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

VIEWING

Strictly via appointment through the joint agents.



www.suttonsbusinesspark.co.uk



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