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suttons
business park
INSPIRED LOCATION
READING, RG6 1AZ



New warehouse/industrial unit
15,075 sq ft (1,400.5 sq m)

Available Now

Adjacent to new Aldi and Costa Drive Thru
Rarely available secure fenced yard

New warehouse/industrial unit Available Now



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

Detached unit with a secure self-contained yard built to a high specification. The unit benefits from an 8m eaves height, 2 full height electric loading doors and offices at first floor to the front of the unit along with 20 car parking spaces. The site sits adjacent to the recently opened Aldi and Costa Drive Thru.

ACCOMMODATION

Gross internal area (GIA).

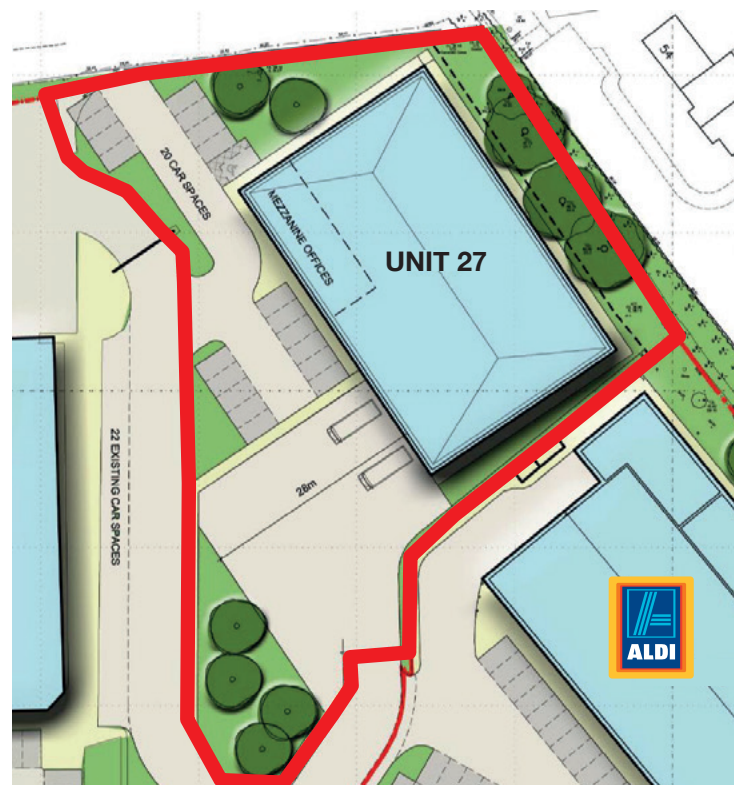
AREA	SQ FT	SQ M
Warehouse & Ground Floor Office	13,119	1,218.8
First Floor Office	1,956	181.7
Total	15,075	1,400.5

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.



www.suttonsbusinesspark.co.uk

FURTHER INFORMATION

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



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