



SUTTONS PRIME

NEW INDUSTRIAL/
LOGISTICS DEVELOPMENT

To Let 16,590 sq ft
to 83,830 sq ft

DETAILED PLANNING
CONSENT SECURED

Aberdeen Standard
Investments

SUTTONS BUSINESS PARK, READING, RG6 1AZ



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 well managed and secure 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.

SUTTONS PRIME is a new development of 3 industrial and warehouse units prominently located at the entrance of the park with full frontage to the A4 Bath Road. The units will be of a high specification with generous yard areas. The units will have consent for B1(C), B2 and B8 use. Construction will start onsite in Autumn 2016.



SPECIFICATION

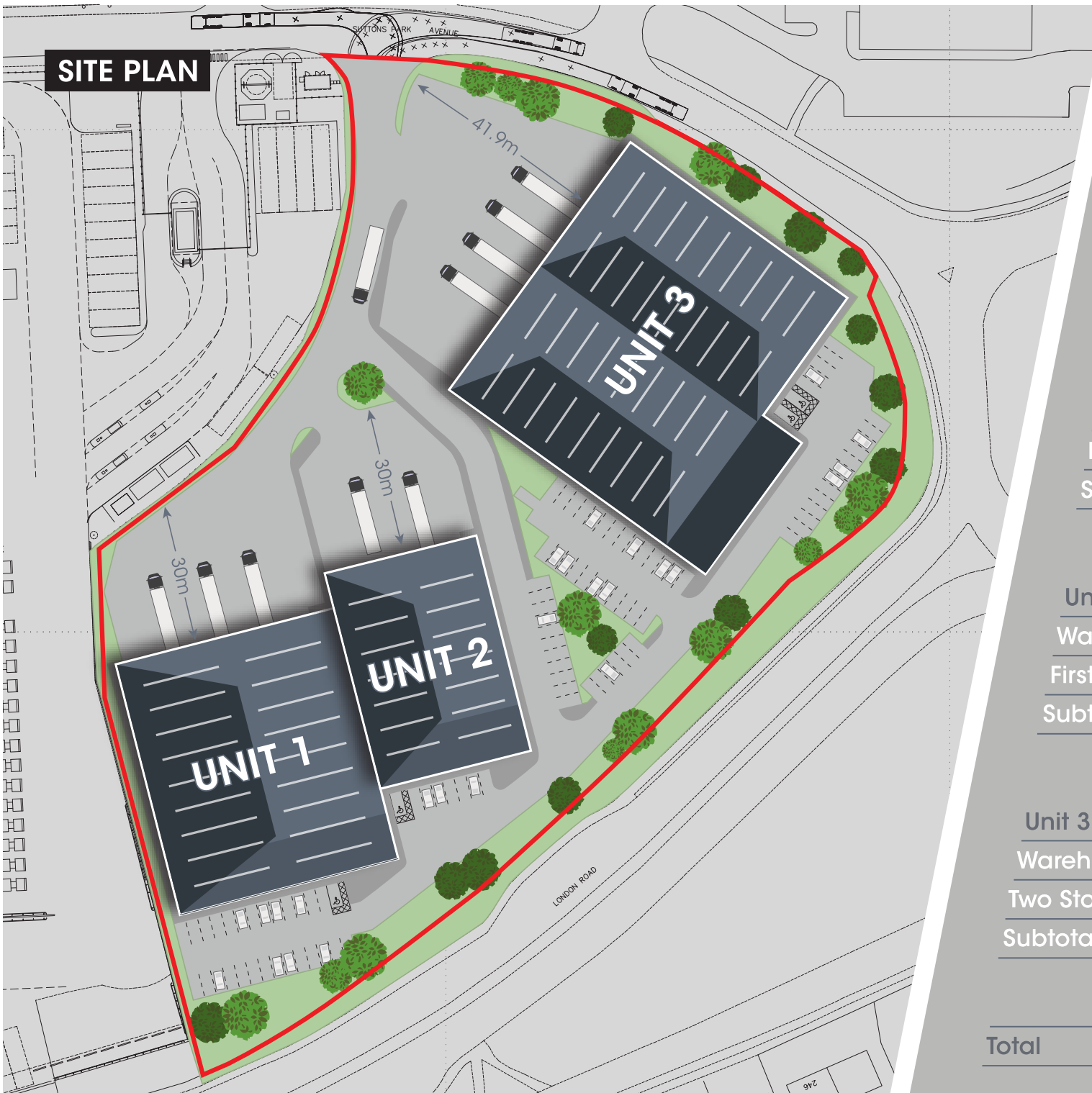
The proposed units will benefit from;

- Unit 1 & 2: 8m eaves
- Unit 3: 10m eaves
- Fully fitted offices
- 3 phase power
- Full height loading doors
- Secure fenced yards with separate parking areas
- 24 hour security

PLANNING

Suttons Prime has detailed planning consent for three class B1(C)/B2/B8 industrial units with ancillary office space and car parking.

SITE PLAN



SUTTONS PRIME

ACCOMMODATION

Unit 1	sq m	sq ft
Warehouse	2,204	23,730
First Floor Offices	385	4,140
Subtotal	2,589	27,870

Car Parking Spaces: 28

Unit 2	sq m	sq ft
Warehouse	1,280	13,770
First Floor Offices	262	2,820
Subtotal	1,542	16,590

Car Parking Spaces: 19

Unit 3	sq m	sq ft
Warehouse	3,108	33,460
Two Storey Offices	549	5,910
Subtotal	3,657	39,370

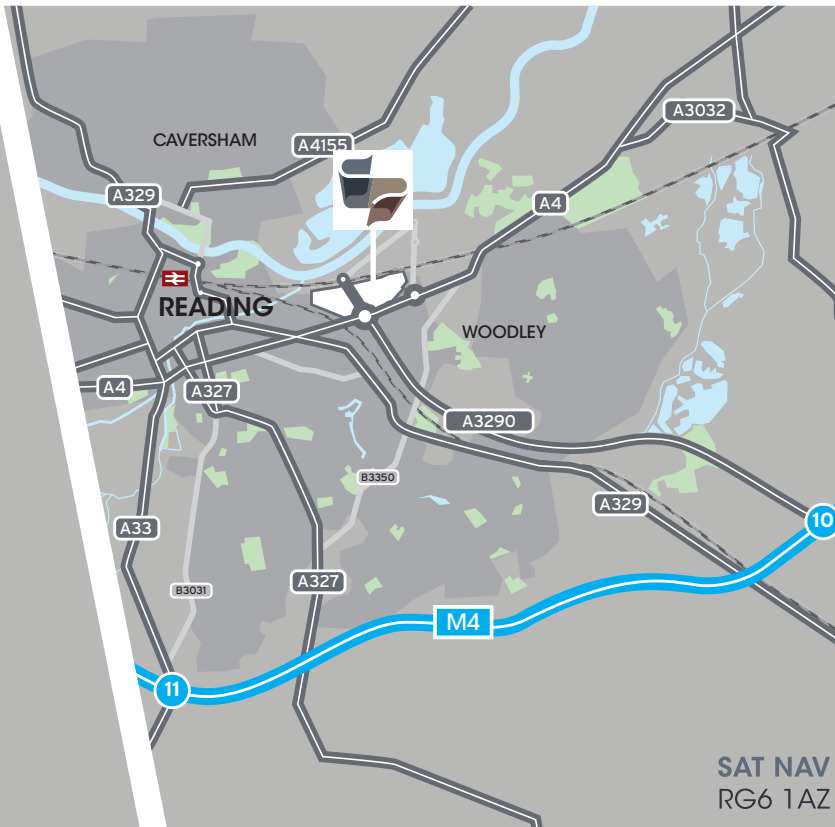
Car Parking Spaces: 52

Total	7,788	83,830
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COMMUNICATIONS

miles

M4 Junction 10	3
Reading Town Centre	2.5
Heathrow Airport	25
Central London	40
Bristol	88
Birmingham	110



FURTHER INFORMATION

For further information please contact our joint agents.

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