

# worton grange

UNIT B5 ■ WORTON GRANGE INDUSTRIAL ESTATE ■ RG2 0TG

## CANMOOR



## Light Warehouse/Industrial Unit close to J11 of the M4

10,974 sq ft (1,019.5 sq m) **TO LET**

- Generous yards and parking
- Excellent access to A33 & M4 (11)
- 24/7 estate security
- Minimum clear ceiling height of 6.6m

# READING

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Indicative picture of similar unit.

## Location

Worton Grange Industrial Estate is situated off Imperial Way which links with the A33, approximately half a mile from Junction 11 of the M4. The A33 is the principal route into Reading from the south, which connects the M4 at J11, with the M3 at J6.

## Communications

■ M4 - Junction 11	0.5 miles
■ Oxford	27 miles
■ Heathrow Airport	29 miles
■ Central London	45 miles
■ Bristol	78 miles

## Description

Unit B5 comprises of a light industrial/warehouse which forms one of four terraced units, constructed from concrete frame design incorporating steel profile elevations. The unit is arranged as full height warehouse space with offices situated on the first floor.

The property has an EPC rating of C. Certificate available upon request.

## Amenities

- Minimum clear height 6.6m
- Well managed landscaped environment
- Good access to M4 (J11)
- Good natural light
- Potential to increase office accommodation
- Large shared yard

## Accommodation (GIA)

	sq ft	sq m
Warehouse /industrial	10,076	936
Ground floor office	898	83.5
<b>Total</b>	<b>47,658</b>	<b>4,427.5</b>

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