

unit 5

WORTON GRANGE INDUSTRIAL ESTATE ■ READING ■ RG2 0TG

CANMOOR



Warehouse/Production Unit 46,786 sq ft (4,346 sq m)

- Direct access to the A33
- Established industrial estate
- 5 loading doors
- 0.5 miles from M4 junction 11
- Secure yard
- To be refurbished

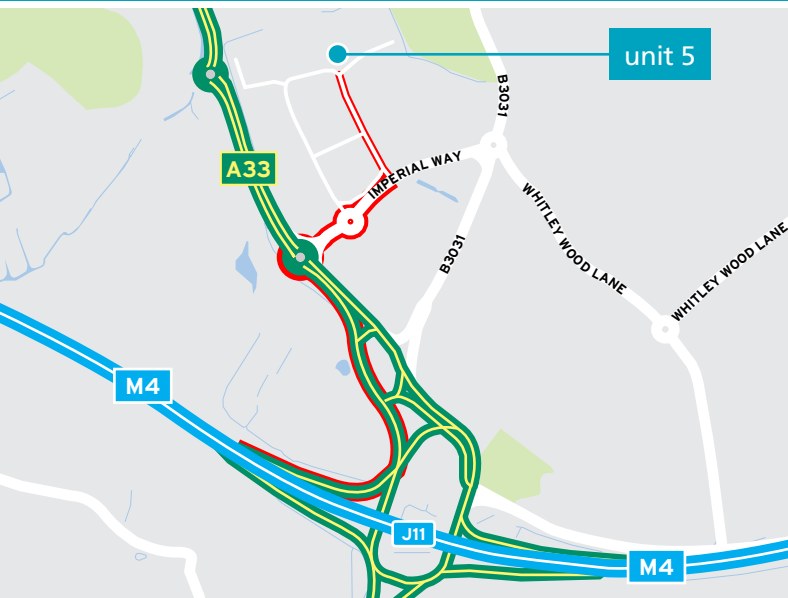
READING

LOCATION

Worton Grange is situated on the A33 dual carriageway and is less than a 2 minute drive from Junction 11 of the M4 offering excellent connectivity to both Reading and the national motorway network. Worton Grange is accessed via Imperial Way which leads from the A33 dual carriageway.

DRIVE TIMES

	MILES
M4 - Junction 11	0.5
Heathrow Airport	29
Central London	45
Southampton	48
Bristol	78



SPECIFICATION

The property comprises a modern detached warehouse unit of steel portal frame construction benefiting from the following features:

- HGV Parking Spaces
- 5 x Level Access Loading Doors
- Secure Yard
- 6.7m Eaves Height

ACCOMMODATION

	SQ FT	SQ M
Warehouse	44,013	4,088.9
Ground Office 1	1,638	152.2
Ground Office 2	1,135	105.4
Total	46,786	4,346.5

SUSTAINABILITY

EPC Rating C(55)

TERMS

The unit is available on a new FRI lease on terms to be agreed.

VIEWING

Strictly through joint sole agents.



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