

UNITS WORTON GRANGE PEADING

Newly Refurbished
Warehouse / Production Unit
Available To Let
43,913 sq ft

Ability to extend up to c55,000 sq ft (stpp)











Power supply upgradable to 1.5 mVA



Gas supply 40m³ upgradable to 100m³



Large secure yard



6.7m eaves height (max height 8.7m)



5x level access loading doors

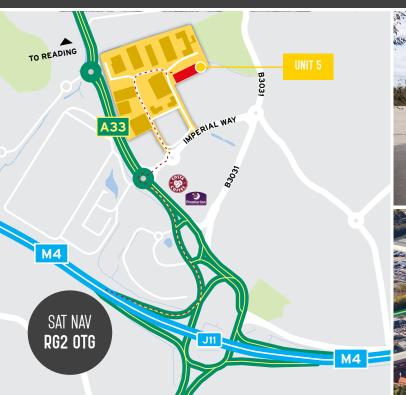


24/7 on site security



Excellent motorway access







DRIVE TIMES

	MILES	MINUTES
M4 - Junction 11	0.5	2
Heathrow Airport	29	39
Central London	45	59
Southampton	48	69
Bristol	78	79

DEMOGRAPHICS



Reading is ranked 5th for productivity in the UK.



Working age population of 109,300 which is 4.5% higher than the UK average.



6.500 people are employed in manufacturing, transportation and storage sector.



The full time wages for Reading residents are 4% less than the South East average.

ACCOMMODATION

	SQ FT	SQ M
Warehouse	41,289	3,835.9
Ground Office 1	1,555	144.5
Ground Office 2	1,069	99.3
Total	43,913	4,079.7

VIEWING

sole agents.

Strictly through joint

(Measured on a GIA basis)

TERMS

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



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