

UNIT 5 WORTON GRANGE READING

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

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





Potential to
extend



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.

www.canmoor-wortongrange.com

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

(Measured on a GIA basis)

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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