

UNIT 5 WORTON GRANGE READING

Newly Refurbished
Warehouse / Production Unit
Available To Let
46,786 sq ft

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





Potential to extend



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	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

(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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Misrepresentation Act: Whilst all the information in these particulars is believed to be correct, neither the agent nor their clients guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. March 2021. Designed & Produced by **CORMACK** - cormackadvertising.com