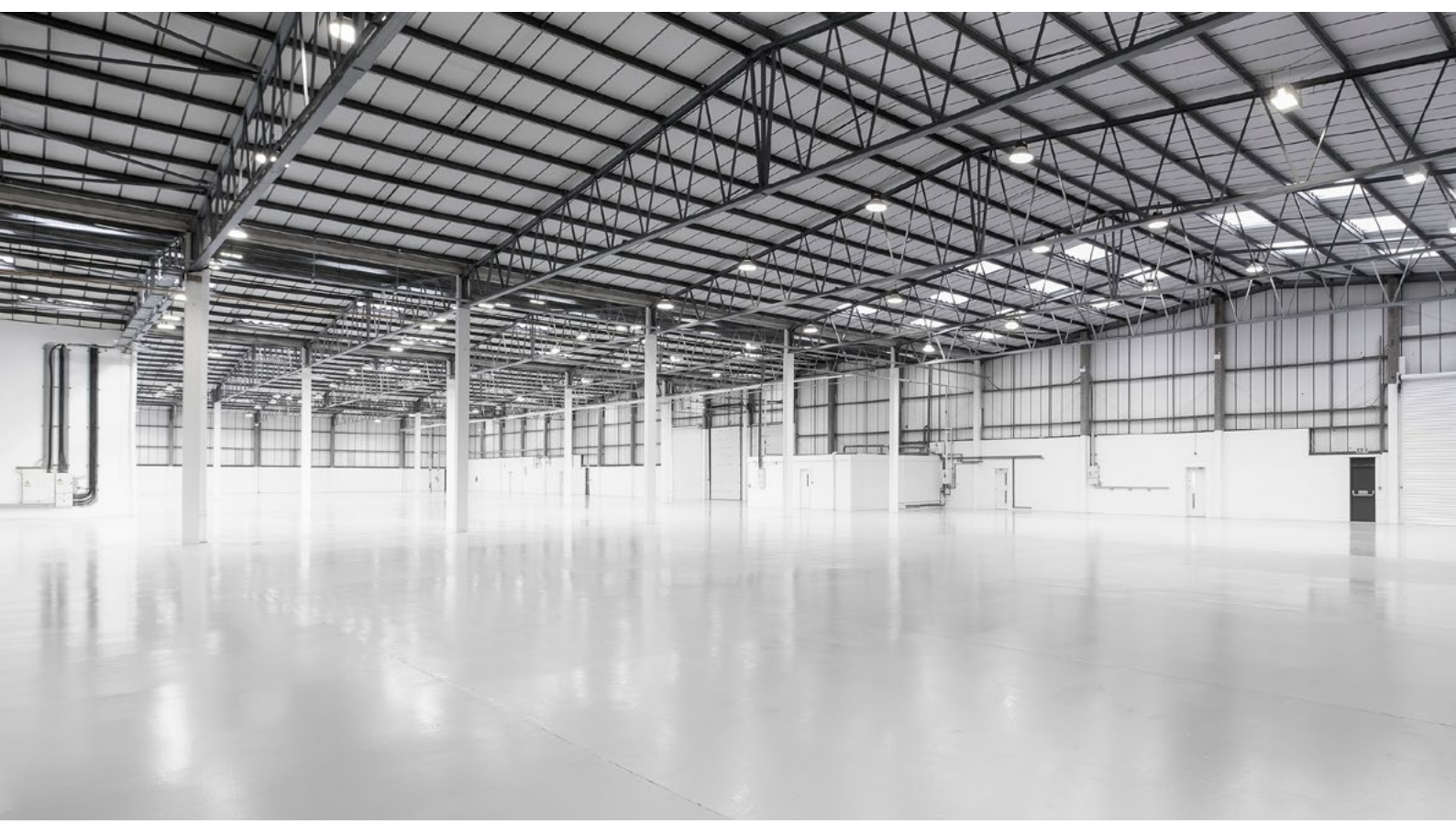


# UNIT 5 WORTON GRANGE READING

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.

### 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
<b>Total</b>	<b>46,786</b>	<b>4,346.5</b>

(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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