

# UNIT 5 WORTON GRANGE READING

Newly Refurbished Warehouse/ProductionUnit **Available To Let 46,786 sq ft** Ability to extend up to c55,000 sq ft (stpp)



www.canmoor-wortongrange.com





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

# 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)			

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

## VIEWING

Strictly through joint sole agents.



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	Reading the UK.	is r	anked	5th	for	producti	vity ir	n
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DEMOGRAPHICS

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



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



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

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