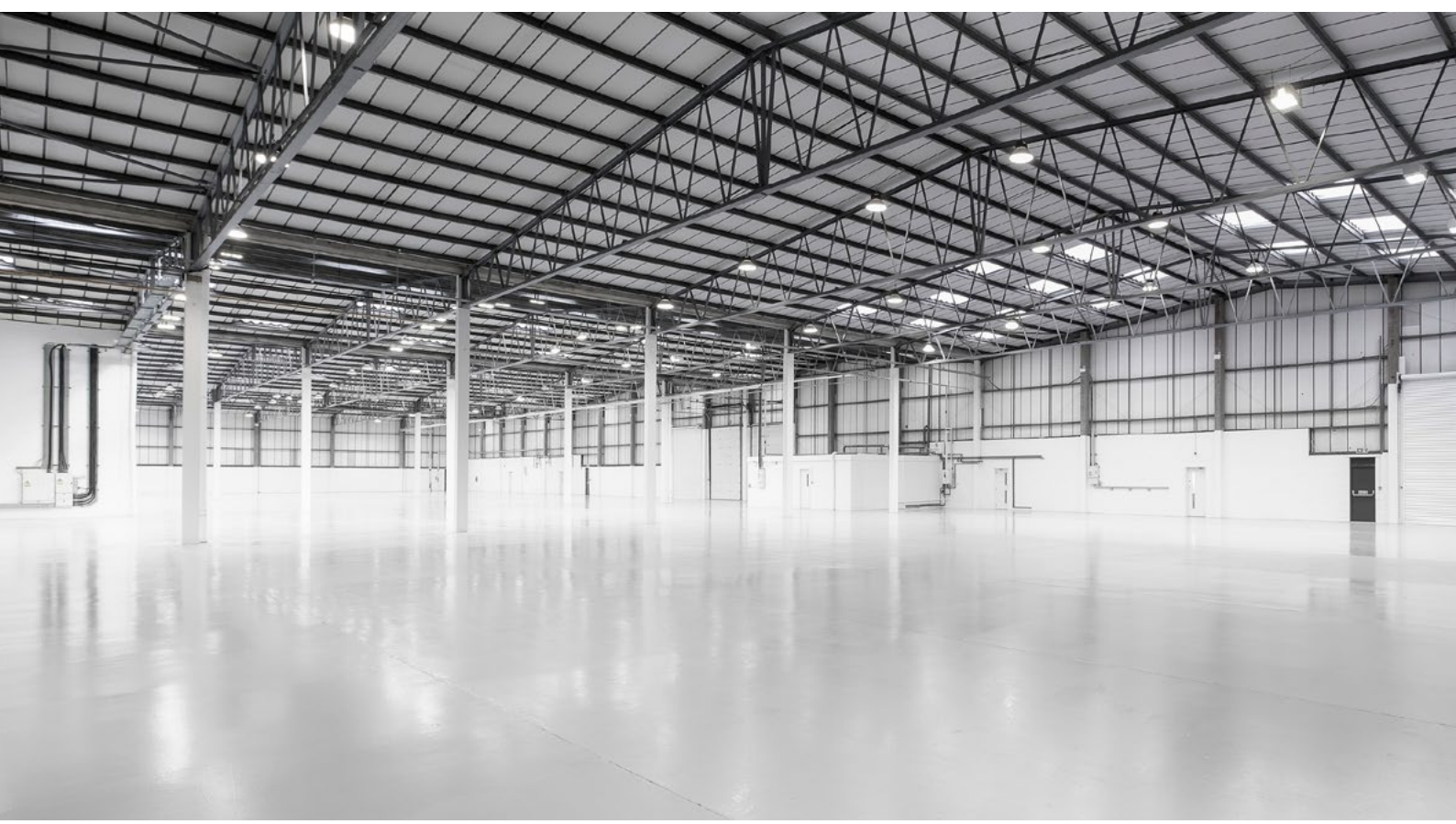


UNIT 5 WORTON GRANGE READING

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 |
| 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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