

**AVAILABLE TO LET**  
**NEW 14,855 SQ FT**  
**WAREHOUSE**



**UNIT**



**ISLAND ROAD WEST**  
**READING**  
**RG2 0RP**



# UNIT I ISLAND ROAD WEST READING RG2 0RP

## DESCRIPTION

Unit II Island Road is a high specification modern warehouse building of 14,855 sq ft (1,380 sq m).

It is currently under construction and will be available for occupation in October 2018.

Unit I Island Road is prelet to DHL.

## SPECIFICATION

Unit II is being constructed to a high, modern specification including:

- Steel portal frame with composite cladding
- Dedicated 27m service yard
- 8m clear internal eaves height
- 2 level access loading doors
- Targetting BREEAM "Very Good"

## LOCATION

Island Road connects directly with the A33, approximately 1.5 miles (4 minute drive) from M4 Junction 11, and 2 miles (6 minute drive) south of Reading town centre.

The prime and successful south Reading commercial area is home to a wide range of industrial & logistics, office, retail and leisure occupiers.



Millennium Madejski Hotel & Stadium



Circle Health



Direct routes to London, Basingstoke and The West



Reading International Business Park - Verizon UK HQ

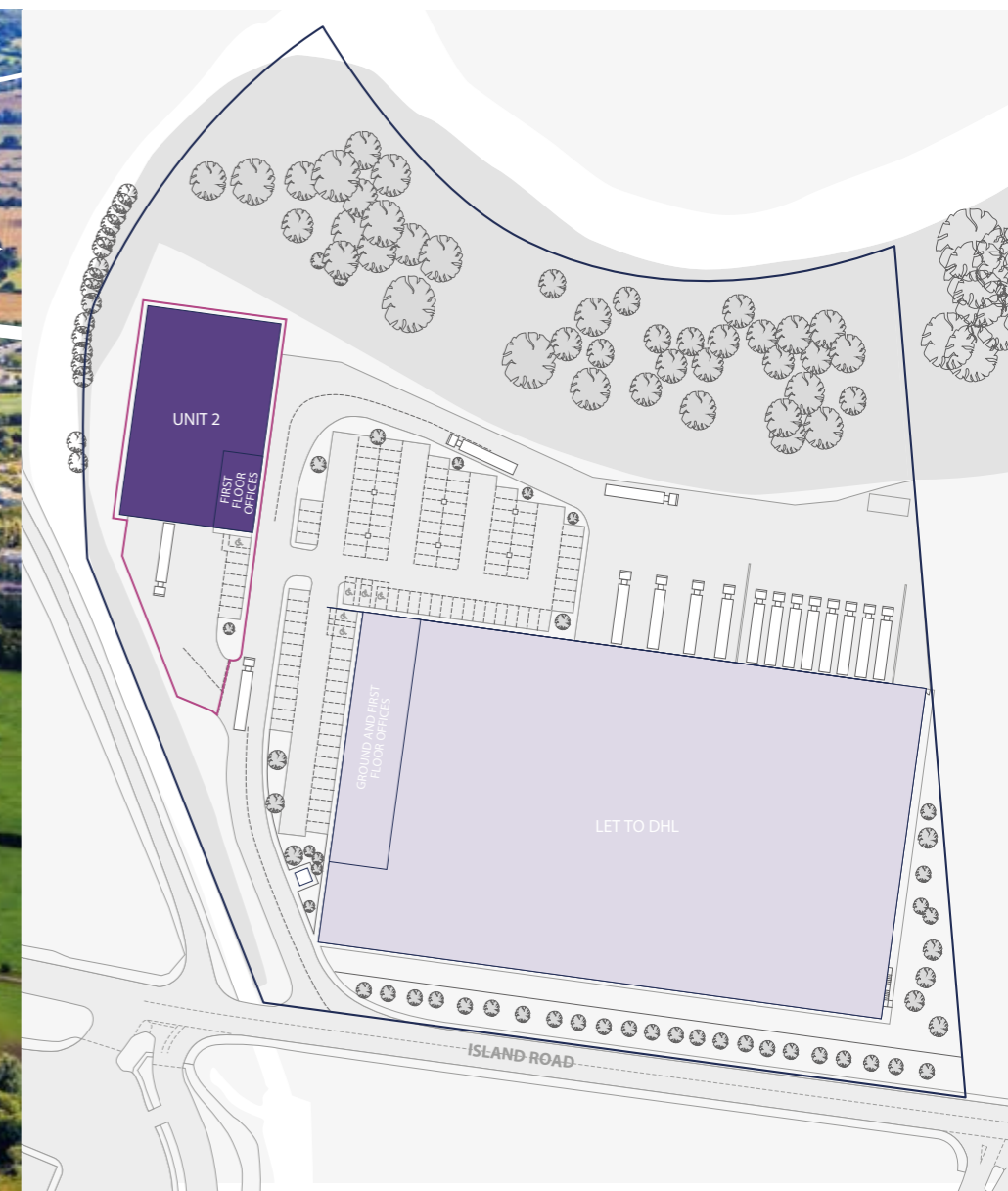
## ACCOMMODATION

	SQM	SQFT
Warehouse	1,254	13,500
Offices	126	1,355
<b>TOTAL</b>	<b>1,380</b>	<b>14,855</b>

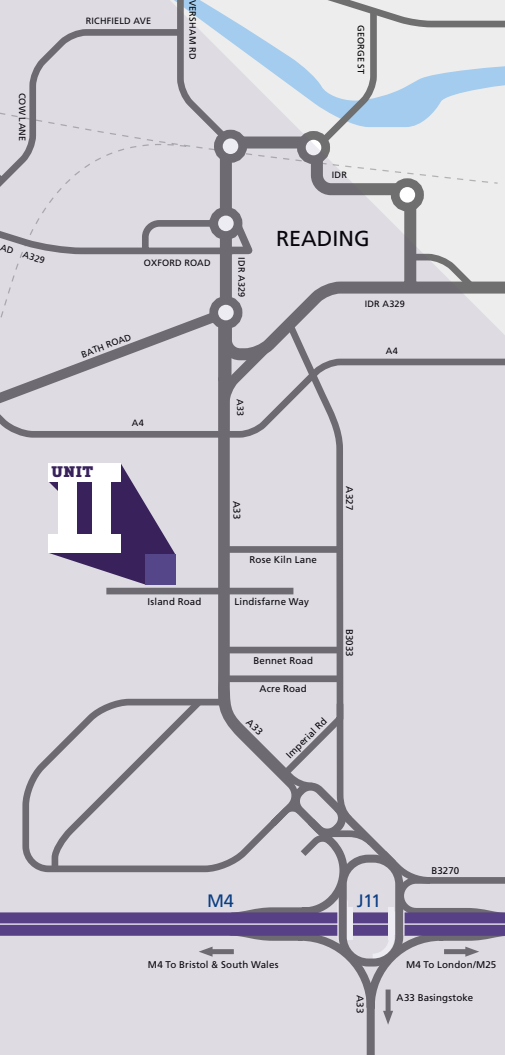
Targeted gross internal floor areas

## TERMS

The premises are available on a new Full Repairing and Insuring Lease, for a term to be agreed. Quoting rent of £12.50 per sq ft.







## LOCATION

Reading is the major commercial centre within the Thames Valley. The town is strategically located 41 miles due west of Central London, 27 miles south east of Oxford, 70 miles east of Bristol, and 31 miles west of London Heathrow Airport.

Reading has excellent road communications and is served by three motorway junctions (J10, 11 & 12) of the M4, providing direct access to the M25 and the National Motorway Network. Junction 13 of the M4, which connects with the A34, is an 18 mile (20 minute) drive.

ROAD	MILES
M4 (J 11)	1.5
M3 (J 6)	17
BASINGSTOKE	18
M25 (J 15)	24
OXFORD	25
HEATHROW AIRPORT	27
CENTRAL LONDON	37

RAIL	MINUTES
OXFORD	25
LONDON PADDINGTON	28
BRISTOL	52



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