

TO BE REFURBISHED

Unit 8

ACRE ROAD | READING RG2 0SU

32,072 sq ft (2,979.6 sq m)

DETACHED WAREHOUSE / INDUSTRIAL UNIT ON A SECURE SITE OF 2.26 ACRES



THE WEST

M4

LONDON, M25

M4 J11

BASINGSTOKE, M3

CENTRAL READING

B3031

B3031

TO LET
AVAILABLE Q2 2024

TESCO DISTRIBUTION CENTRE

verizon

ALDI

B&Q

DHL

A33

BENNET ROAD

ACRE ROAD

BASINGSTOKE ROAD

IMPERIAL WAY

A33

Dulux

GXO

Ceramex

ISS

dpd

JEWSON

Tuffly

TP

Bidfood

Unit 8

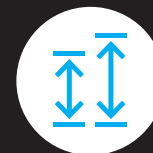
ACRE ROAD | READING RG2 0SU



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32%
SITE DENSITY



6.8M CLEAR
INTERNAL HEIGHT,
RISING TO 8.3M
AT THE APEX



DUAL ACCESS
WITH 360 DEGREE
CIRCULATION



STEEL PORTAL
FRAME WITH CLEAR
SPAN WAREHOUSE



6 SURFACE LEVEL
LOADING DOORS



48M MAX YARD
DEPTH



6M HIGH LOADING
CANOPY



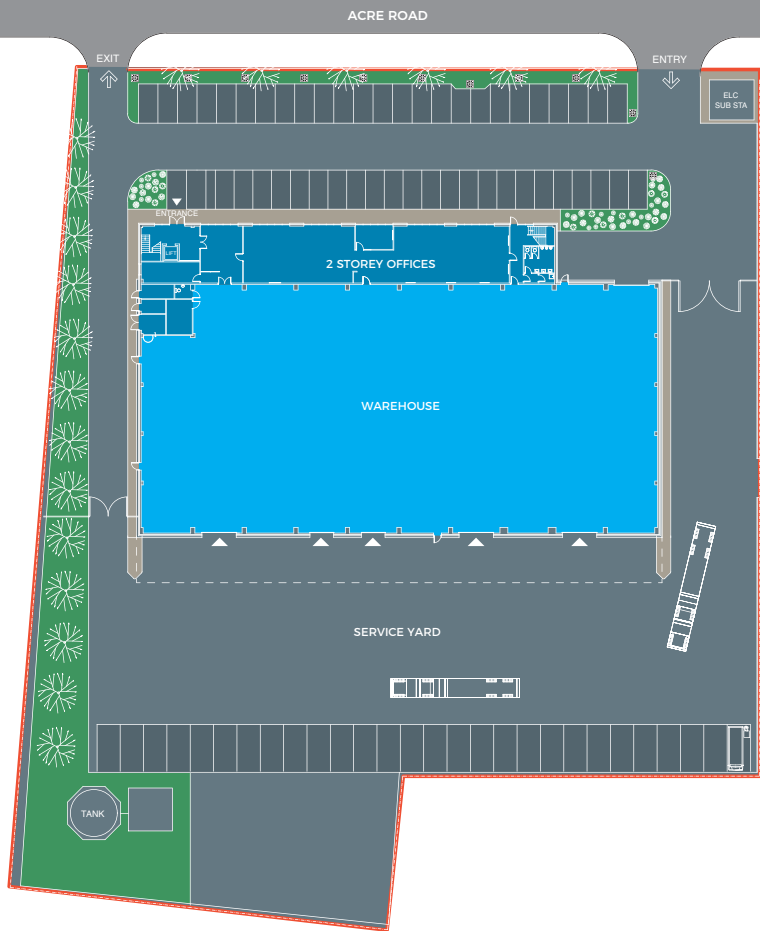
ANCILLARY OFFICES
SPLIT OVER GROUND
AND FIRST FLOORS

DESCRIPTION

UNIT 8 is a modern, detached warehouse of steel portal frame construction with a pitched roof, on a self-contained site. The unit benefits from two access points off Acre Road, allowing for 360 degree circulation. There are 5 ground level loading doors beneath a 6m canopy on the northern elevation and an additional door on the southern elevation.

The unit also benefits from office accommodation split over the ground and first floors, including a staff room and canteen facilities. The specification includes suspended ceilings, air conditioning and perimeter trunking throughout.





ACCOMMODATION

The accommodation comprises the following approximate Gross Internal Areas (GIA):

	sq ft	sq m
Ground Floor Warehouse	22,362	2,077.5
Ground Floor Office	5,029	467.2
First Floor Office	4,681	434.9
TOTAL	32,072	2,979.6

EPC RATING

C (65). To be updated post refurbishment.



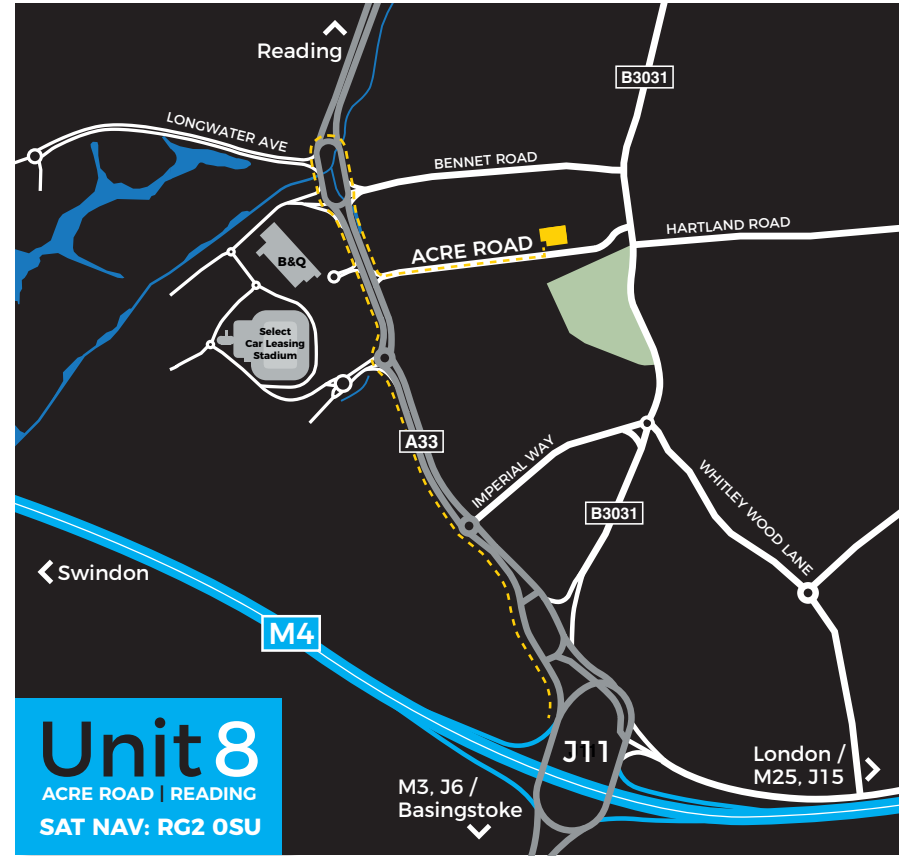
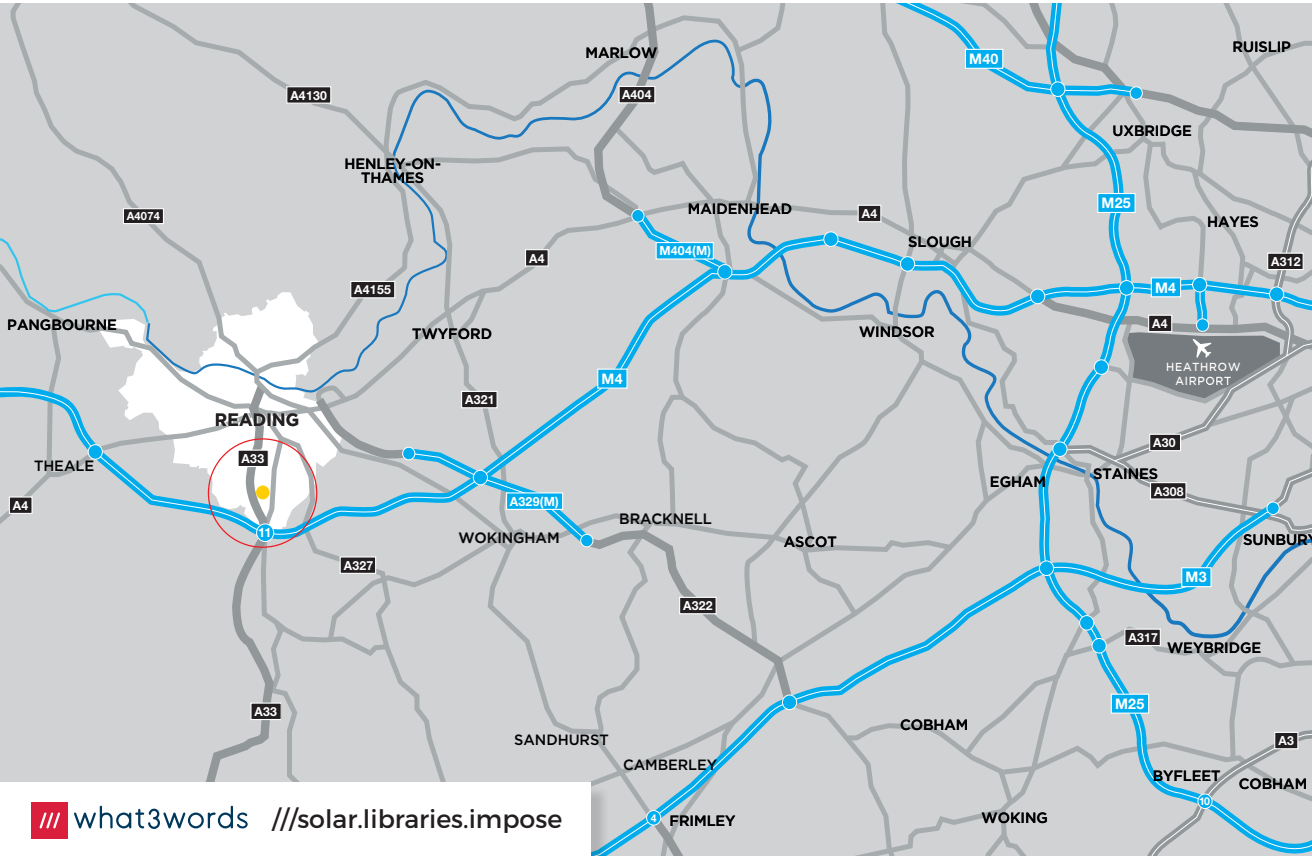
TERMS

A new FRI lease is available on terms to be agreed. Quoting terms available upon request.

LOCATION

The unit is located on the north side of Acre Road and is only 1 mile from J11 of the M4, with direct access to the motorway via the A33. J15 of the M25 lies 24 miles to the east.

Reading Railway Station is only 10 mins to the north along the A33 and provides regular services to London Paddington with a journey time of 25 minutes. The Elizabeth Line also provides services direct to Bond Street in 36 minutes.



what3words solar.libraries.impose

VIEWINGS

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