

Bennett Road,  
Reading  
RG2 0OX

 **Greenlight** Reading



**TO LET**

Brand New Industrial / Warehouse Unit  
48,694 sq ft (4,523 sq m)  
Available Q4 2024

Planning Permission Secured  
Construction Starting On-site Q1 2024



# Go for an exceptional specification

Greenlight Reading will comprise a brand new detached industrial / warehouse unit within its own self contained secure yard. Built with sustainability and operational efficiency in mind the unit will benefit from 12 metre eaves height, 2 dock and 3 level access doors in a key Thames Valley location.

**BREEAM Target Outstanding**

**EPC Target A+**

**Net Zero Carbon in Operations for Base Build**

**Wellness Garden**

**Photovoltaic Panels Installed**

**Highly Efficient Thermal Envelope**

**EV Charging Infrastructure for All Spaces**

**Cycle Parking**

**Low Air Permeability**

**Living Green Roof**

**Reduced CO2 Emissions**

**10% Roof Lights**

**Rainwater Harvesting**

**Air Source Heat Pumps and VRF**





# Flexible logistics



2 Dock Level  
3 Level Access



12m Eaves  
Height



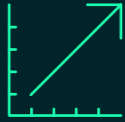
50 KN/sq m  
Floor Loading



39 Car  
Parking Spaces



4 EV Charging  
Spaces



35m  
Secure Yard



Up To 500 KVA  
Power Supply



15%  
Cat A Offices



Fitted  
Kitchenette



LED  
Lighting



Steel Portal Frame  
Construction



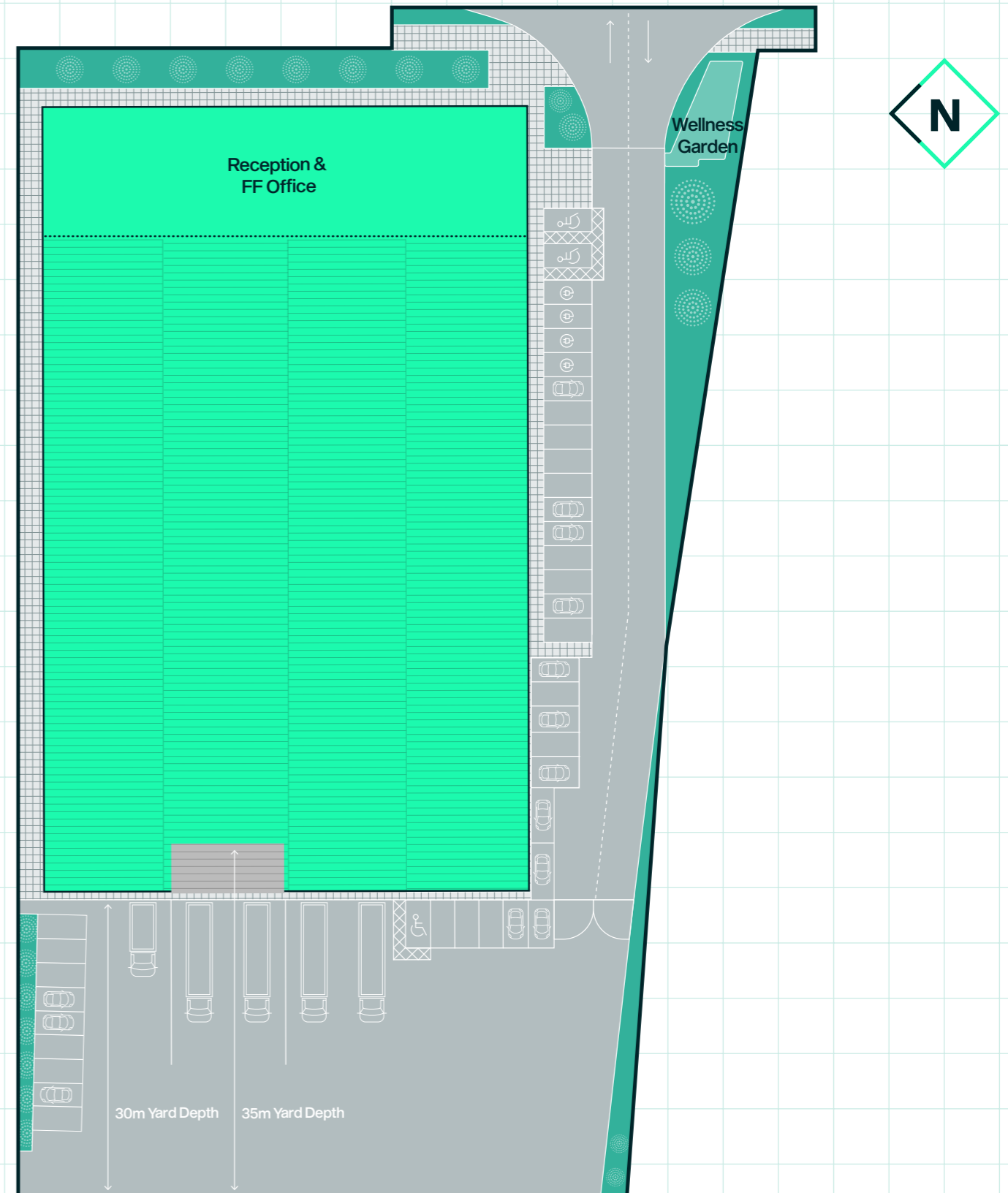
Wellness  
Garden

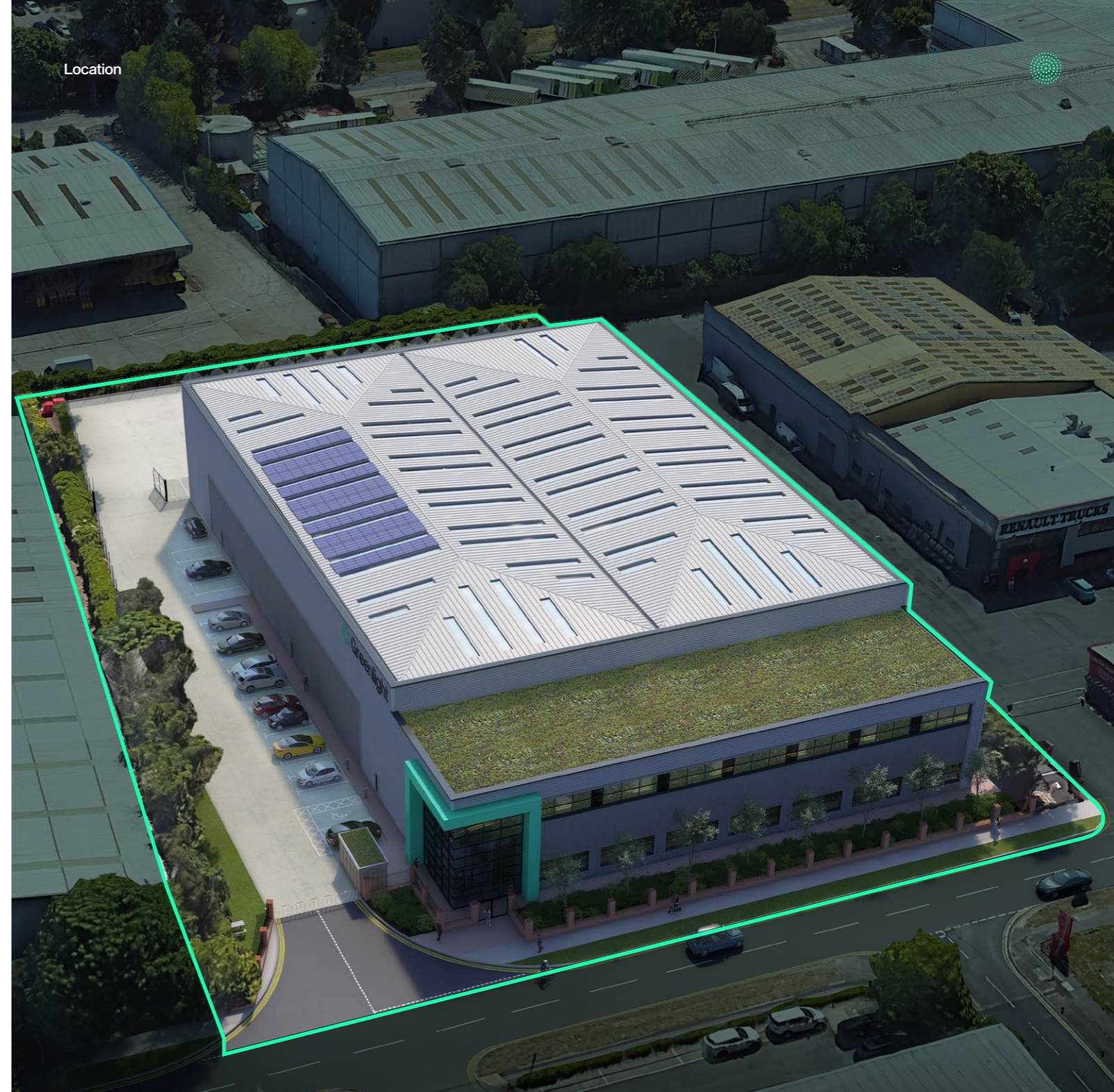
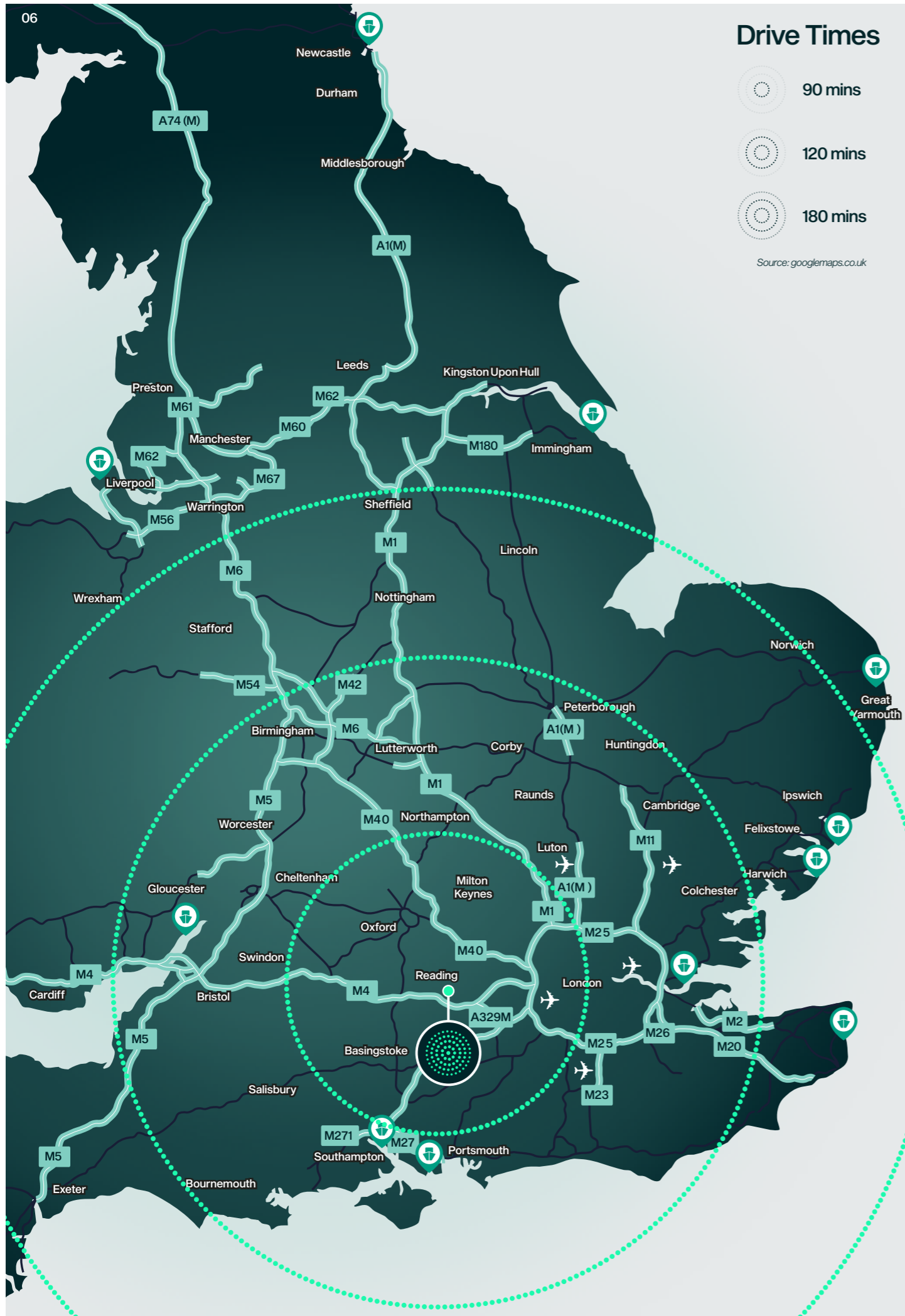
Greenlight is a flexible industrial / warehouse development suitable for a variety of different uses and benefitting from an array of market leading features.

## Schedule of Accommodation

Unit	sq m	sq ft
Warehouse	3,845	41,390
First Floor Office	678	7,304
<b>Total</b>	<b>4,523</b>	<b>48,694</b>

Measured to a Gross External Area (GEA)





# Light up the UK road network

Bennet Court is an established industrial location within 1.5 miles of Junction 11 of the M4 and 2.1 miles of Reading town centre, with excellent amenities nearby. Greenlight, Reading will be located on Bennet Road, which links the A33 to the Old Basingstoke Road. Reading is just 26 minutes by train and underground, with direct links to both Bond Street and Paddington on the Elizabeth Line. Plus it's a short drive along the M4 to Heathrow Airport.

**318,000**  
Reading has a population of 318,000

**5.8%**  
Local people work in Manufacturing (9,575)

**6.7%**  
Local people work in Construction (11,037)

**4.2%**  
Local people work in Transport and Storage (6,989)

Sources: nomisweb.co.uk



# The South at your doorstep

## By Car (Minutes)

1 min - A33

5 mins - M4 Junction 11

27 mins - M3 Junction 6

28 mins - M25 Junction 15

Source: [googlemaps.co.uk](http://googlemaps.co.uk)

## By Rail (Minutes)

20 mins - Oxford

24 mins - Swindon

24 mins - London Paddington

47 mins - London Waterloo

Source: [googlemaps.co.uk](http://googlemaps.co.uk)

## By Air (Miles)

27 miles - Heathrow

43.9 miles - Southampton

56.5 miles - Luton

63.7 miles - Gatwick

Source: [googlemaps.co.uk](http://googlemaps.co.uk)

## Planning Use

The unit benefits from use B2, B8 and E(g)(iii)

Client funds advised by **DELANCEY Coltham**



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