

UNIT 51/52


suttons
business park
INSPIRED LOCATION
READING, RG6 1AZ



To Let

Unit 51/52 - Available Immediately
26,056 sq ft (2,420 sq m)

Light industrial/warehouse unit with
large secure fenced yard

 abrdrn

UNIT 51/52

**Prime newly refurbished light industrial/
warehouse unit within Reading's premier
industrial and logistics park.**



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Suttons Business Park provides a complete environment for work, living and life. Its inspired location approximately 1 mile west of Reading Town Centre and good motorway and rail links giving easy access to Heathrow Airport and Central London has resulted in a concentration of high quality employees in the area. Unit 51/52 is a light industrial/warehouse unit with a large secure fenced yard, situated at the heart of the Park.

Features include ground and first floor offices, LED PiR lighting, 2 new electric roller shutter doors, 36 parking bays, EV charging points and 390 kVA - 3 phase power supply.





LED PiR lighting



2 new electric roller shutter doors



Secured gated yard



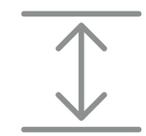
390 kVA - 3 phase power supply



36 parking bays (outside of yard)



EV charge points

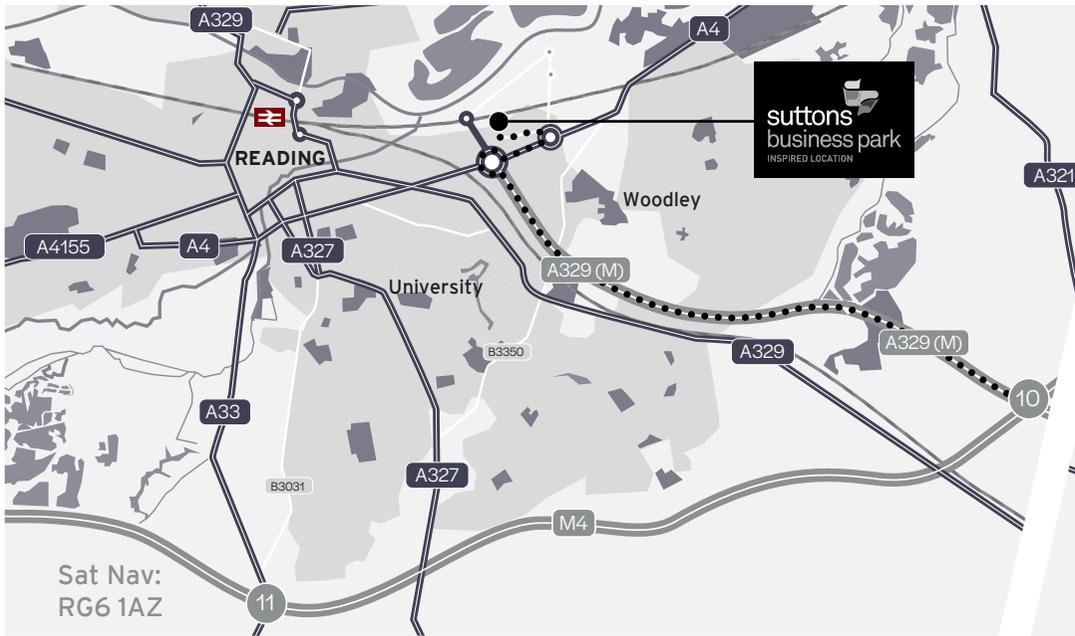


6.1m Eaves height



24/7 Park Security

Unit 51/52	SQ FT	SQ M
Warehouse & Entrance Lobby	21,644	2,011
Ground Floor Office / Under Croft & Ancillary	2,206	205
First Floor Offices	2,206	204
Total	26,056	2,420



Location

Suttons Business Park is situated in a prime business location at the top of the A3290 within 3 miles of Junction 10 of the M4 providing swift access to the national motorway network. Reading Town Centre is approximately 1.5 miles to the west.

Terms

The unit is available by way of a new full repairing and insuring lease, on terms to be negotiated. Rent on application.

EPC

The unit has an Energy Performance Rating of B 32.

Bus Connections

A bus stop situated on the boundary of the Park serves routes to nearby towns. There are also frequent services, approximately four buses per hour, to Reading Town Centre and train station.

Road

Road	Times	Distance
Reading	6 Mins	2 Miles
Winnersh	9 Mins	4 Miles
M25	25 Mins	24 Miles
Heathrow Airport	30 Mins	26 Miles
Central London	50 Mins	40 Miles
Gatwick Airport	70 Mins	55 Miles
Bristol	70 Mins	80 Miles

Rail

Rail	Time
Paddington	26 Mins
Cardiff	94 Mins
Birmingham	97 Mins

[Watch Drone Video Here](#)

Further Information

For further information please contact our sole agents.



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