



TOTAL PARK

THEALE

TWO NEW HIGH QUALITY INDUSTRIAL/WAREHOUSE UNITS
FOR SALE/TO LET

AVAILABLE FOR OCCUPATION NOW
19,618 & 25,590 sq ft (1,822 & 2,377 sq m)



STATION ROAD THEALE
READING RG7 4AA

Two high quality new industrial/warehouse units in a secure environment



TOTAL PARK THEALE is superbly located with excellent road connections

DESCRIPTION

Total Park Theale provides two new high quality industrial/warehouse units which meet the requirements of businesses, within a secure environment.

The accommodation caters for all occupiers, allowing a business to incorporate their own requirements within an individual unit.

The development is bounded by a palladin fence, accessed via a security barrier and monitored by CCTV.

LOCAL OCCUPIERS

- 1 Theale Railway Station
- 2 Audatex
- 3 Asmec Centres
- 4 Amazon
- 5 Bunzl
- 6 Arlington Business Park
- 7 KPMG
- 8 Regus
- 9 John Lewis Warehouse
- 10 Westcoast
- 11 Clearswift



SPECIFICATION

Warehouse

- Steel profile clad elevations
- Electrically operated loading doors (5m x 4m)
- Generous yards depths (30m and 28m)
- Allocated car parking spaces
- Three phase electricity supply
- Eaves height 8m
- Floor loading - 40kN/m²

Offices

- Fully fitted offices
- Suspended ceilings
- LED lighting
- Fully carpeted
- Double glazed windows



TOTAL PARK THEALE

UNIT 1 GIA

Warehouse	15,609 sq ft	1,450 sq m
Grd Fl Office	1,999 sq ft	185 sq m
1st Fl Office	2,010 sq ft	187 sq m
Total	19,618 sq ft	1,822 sq m

25 car parking spaces

UNIT 2 GIA

Warehouse	19,494 sq ft	1,811 sq m
Grd Fl Reception/ Ancillary	970 sq ft	90 sq m
1st Fl Office	5,125 sq ft	476 sq m
Total	25,590 sq ft	2,377 sq m

34 car parking spaces

OVERALL

TOTAL	45,209 sq ft	4,199 sq m
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LOCATION

With unfettered access to Junction 12 of the M4 Motorway 1 mile to the east, Total Park Theale offers highly prominent industrial/warehouse accommodation with frontage onto Station Road and close proximity to Theale Railway Station (25m south) and the amenities of Theale High Street (50m north).

Major conurbations of Reading (9 miles), Newbury (14 miles), Basingstoke (31 miles) and London (45 miles) provide occupiers with a strong skilled labour pool. Access to local amenities, major infrastructure corridors and public transport links have been a significant draw for major warehouse occupiers such as Amazon, John Lewis, Bunzl and Westcoast.



EPC

The EPC ratings:

UNIT 1 - A(21) Unit 2 - A(25).

BREEAM

"Excellent".

PLANNING

The units have consent for B2 and B8 use.

TERMS

The premises are available for sale or by way of a new lease on terms to be agreed. Details on application.

VIEWING

For further information or to arrange a viewing, contact the joint sole agents.

DISTANCES

	miles
Junction 12 M4	0.9
Reading	5.0
Heathrow Airport	32
Central London	45
Bristol Airport	82
Birmingham	103

TRAIN TIMES

	mins
from Theale Station	
Reading	9
Newbury	14
London Paddington	42
Bristol Temple Meads	89
Birmingham New Street	123

Source: National Rail

www.totalpark-theale.co.uk



Henry Watson 0203 8249418
henry.watson@m1agency.co.uk

Andy Hall 0203 889 1013
andy.hall@m1agency.co.uk



Neil Seager 0118 921 1516
neilseager@haslams.co.uk

Ed Ponting 0118 921 1507
edponting@haslams.co.uk

