



UNIT A • 129,190 SQ FT NEW UNIT

**ISLAND.ROAD**

READING • RG2 ORP



AT 129,190 SQ FT (12,003 SQ M), UNIT A IS THE LARGEST UNIT AT ISLAND ROAD, READING'S PREMIER INDUSTRIAL AND URBAN LOGISTICS DEVELOPMENT.



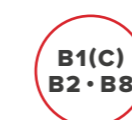
#### SUSTAINABLE APPROACH

Island Road provides units that are BREEAM rated as Very Good and incorporate a number of sustainability features within the specification. EPC rating is A.



#### TERMS

Rent upon application. Available by way of assignment/sublease or a new direct lease.



#### PLANNING CONSENT

The unit has consent for B1(c), B2 and B8 uses.



#### DYNAMIC WORKFORCE

Labour costs for a workforce of 1,000 people in Reading could be expected to be around £520,000 cheaper than the same-sized workforce in Heathrow over a 12-month period.

Reading is served by a large and varied skilled labour pool.

<b>Suitable Workforce</b>	Over 4,500 employed in transport and storage
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<b>Working Age Population</b>	Over 90,500 people economically active
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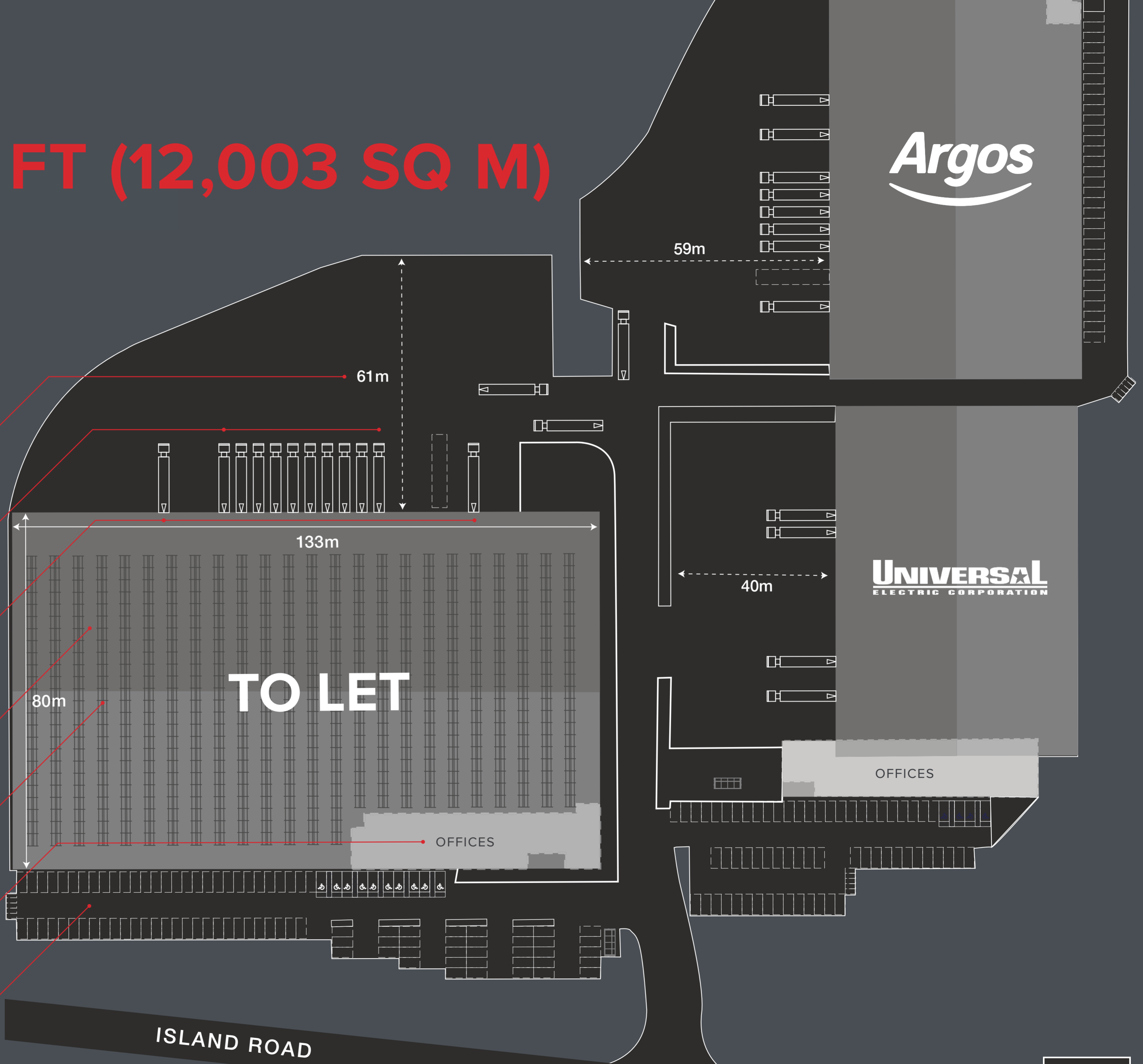
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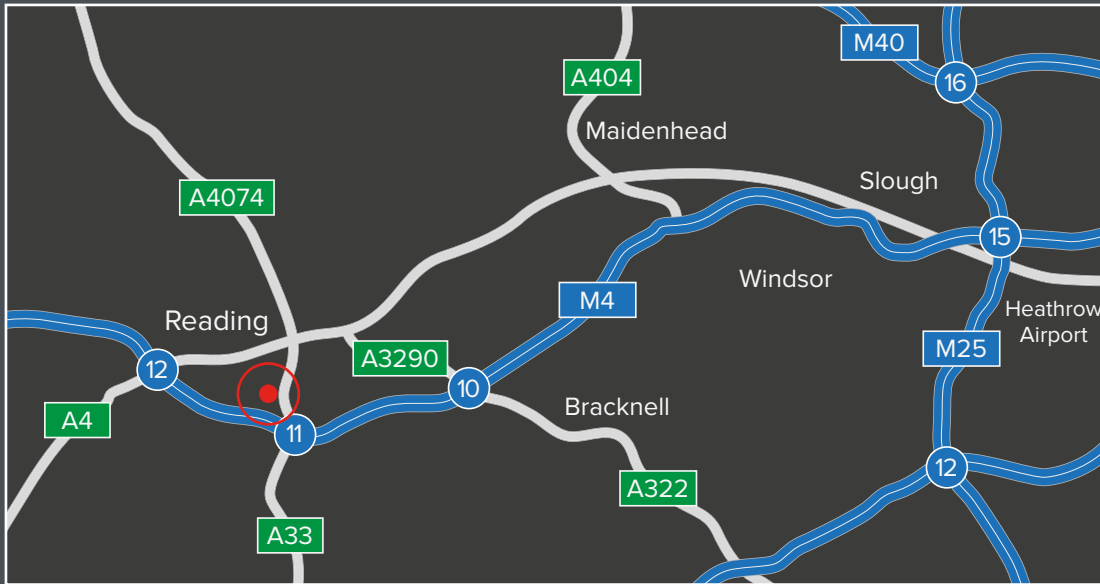
# 129,190 SQ FT (12,003 SQ M)

UNIT A	SQ FT	SQ M
WAREHOUSE	116,770	10,849
FIRST FLOOR OFFICE	6,210	577
SECOND FLOOR OFFICE	6,210	577
<b>TOTAL</b>	<b>129,190</b>	<b>12,003</b>

\*Floor Areas are measured on a Gross External basis

-  **61M YARD DEPTH**
-  **10 DOCK LEVELLERS**
-  **2 LEVEL ENTRY DOORS**
-  **12M MINIMUM CLEAR INTERNAL HEIGHT**
-  **UP TO 15,776 PALLET CAPACITY**
-  **FULLY FITTED OFFICES**
-  **102 STAFF CAR PARKING SPACES**





### STRATEGIC LOCATION

Island Road is situated less than 2 miles from Junction 11 of the M4. Reading Town Centre and all main rail services are just 10 minutes away by road. There are various cycle routes to and from the town centre, available adjacent to the development plus there's an excellent bus service close by.

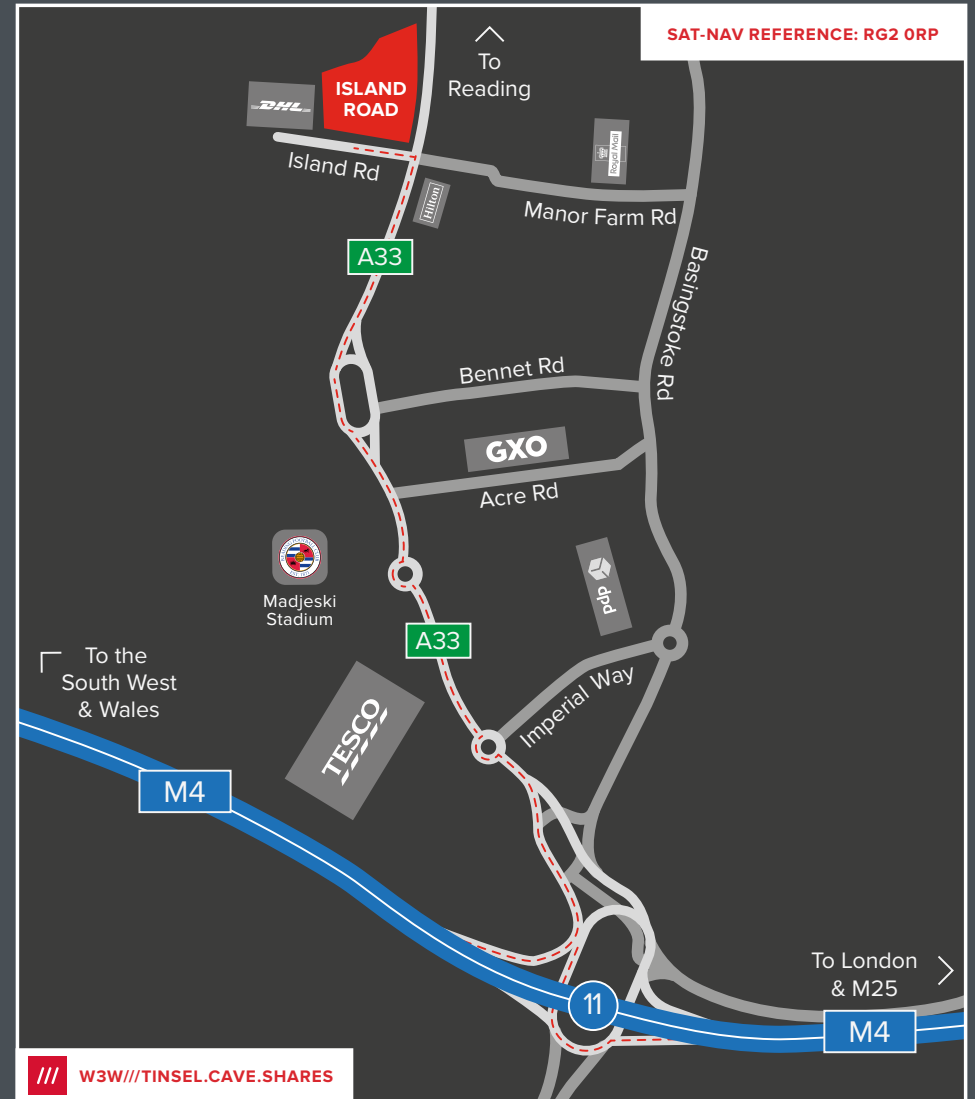
By rail, London is as little as 25 minutes away from Reading and for international destinations, there are motorway links to Heathrow and train links to Gatwick. The future Elizabeth Line (Cross Rail) and Western Rail access to Heathrow rail connection will provide faster access to the city of London and Heathrow.

### DRIVE TIMES

M4 Junction 11  
 Reading Town Centre  
 Heathrow Airport  
 Central London  
 Southampton  
 Bristol  
 Birmingham

### DISTANCE

2 Miles  
 2 Miles  
 25 Miles  
 40 Miles  
 47 Miles  
 88 Miles  
 110 Miles



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