

HURRICANE URBAN HUB



TO LET

A NEW SPECULATIVE WAREHOUSE/INDUSTRIAL DEVELOPMENT
COMING SOON. UNITS RANGING FROM 10,500 SQ.FT – 48,000 SQ.FT

Headley Road East, Woodley, Reading, RG5 4SN

CONSTRUCTION STARTS JULY 2024

hurricaneurbanhub.co.uk

 HILLWOOD
A PEROT COMPANY®

**Goya**
urban warehouse
development

Hurricane Urban Hub Reading

Industrial & Warehouse Development

Hurricane Urban Hub, Reading, is an exciting and unique 10 unit speculative warehouse/industrial development with units ranging from 10,500 – 48,000sq.ft.

Located in close proximity to Junction 10 of the M4, this development provides occupiers immediate access to the M4 via A329(M) and unrivalled links to London, Maidenhead, Bracknell, Swindon and the west. The site also benefits from well known occupiers located nearby including:



The scheme will be developed to the highest specification and green credentials, including net zero carbon emissions.

- 7.5 acre site.
- Providing 10 new urban industrial units totalling c.185,000sq/ft.
- All units finished to the highest specification including first floor office accommodation and shower facilities.
- Occupiers benefit directly from photovoltaic panels on all units.
- Secure Yards to Units 9 & 10.
- Planning granted for use classes B1(c), B2, B8.



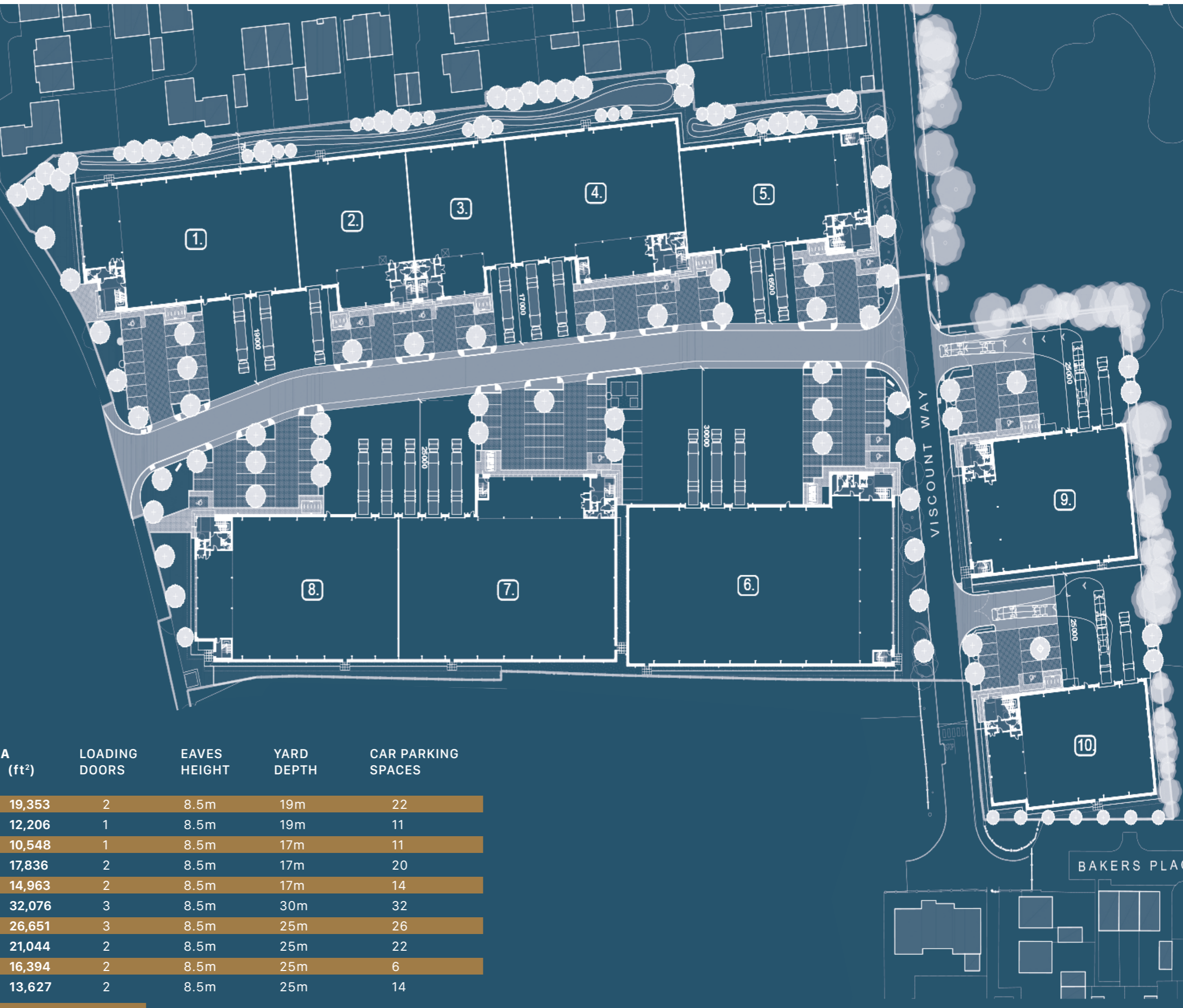


The development is situated on the south side of Headley Road East. Approximately 6 miles east of Reading town centre.

*Indicative CGI

Site Plan Flexible Units

Innovative, sustainable design
Units ranging from 10,500 sq.ft – 48,000 sq.ft



UNIT	GROUND GEA (ft ²)	FIRST GEA (ft ²)	TOTAL GEA (m ²)	TOTAL GEA (ft ²)	LOADING DOORS	EAVES HEIGHT	YARD DEPTH	CAR PARKING SPACES
1	16,565	2,788	1,798	19,353	2	8.5m	19m	22
2	10,301	1,905	1,134	12,206	1	8.5m	19m	11
3	8,880	1,668	980	10,548	1	8.5m	17m	11
4	15,285	2,551	1,657	17,836	2	8.5m	17m	20
5	12,573	2,390	1,390	14,963	2	8.5m	17m	14
6	27,631	4,445	2,980	32,076	3	8.5m	30m	32
7	23,035	3,616	2,476	26,651	3	8.5m	25m	26
8	18,019	3,025	1,955	21,044	2	8.5m	25m	22
9	13,778	2,616	1,523	16,394	2	8.5m	25m	6
10	11,560	2,067	1,266	13,627	2	8.5m	25m	14
TOTAL			17,159	184,698				

*Units can be combined

Unique to you Specification

The development will also have the Goya green credentials and superior specification, with the buildings designed to perform for all occupiers.



Minimum 8.5m clear internal height



50KN m2 floor loading



Secure yard



Electric level access loading doors

16.5m - 25m



Yard depths ranging from 16.5m - 25m



First floor offices



Lifts to offices (except units 2, 3, 4)



Shower facilities



Comfort cooling/heating system to offices



Car parking (188 spaces)



Allocated cycle parking (94 spaces)



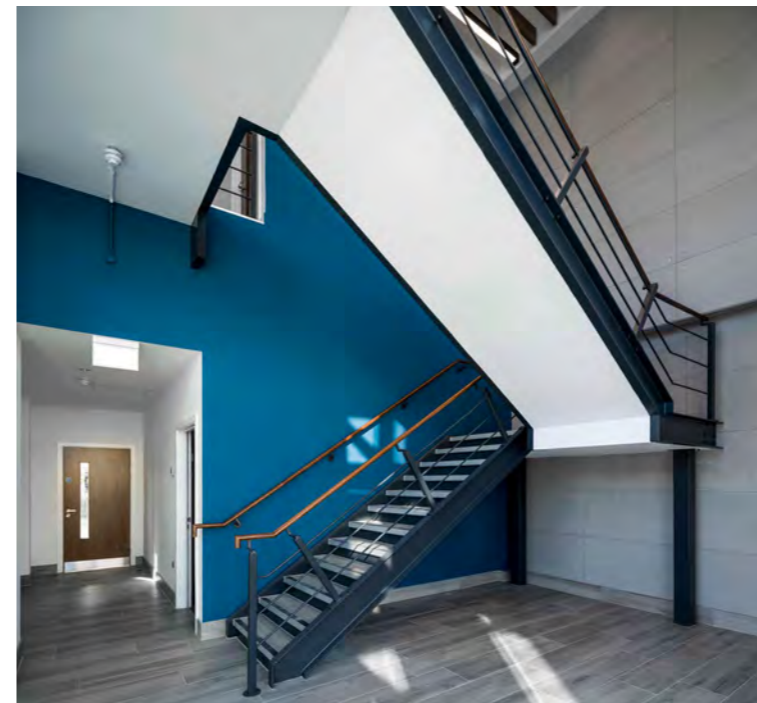
15% Roof lights to ensure natural light to warehouse



Power ranging from 120kVA - 280kVA



Pandemic health & safety initiatives



Green Specifications Sustainable Futures



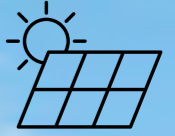
BREEAM
target 'Excellent'



EPC A+
target



Electric vehicle
charging points



PV panning to
roof



Ground & air source
heat pumps for office
heating/cooling



Water regulation
technology



Green walls /
bio-diversity
enhancements



Thermal insulation and
airtightness in excess
of building regulations



Location

Headley Road East Woodley, Reading RG5 4SN

The property is located to the east of Reading some 1.4 miles from the A329(M), which provides direct access to J10 of the M4. Reading railway station is on the Great Western Main Line providing a direct rail service to London Paddington, with a fastest journey time of 24 minutes.

There are also regular services to Maidenhead, Basingstoke and Bristol. Heathrow Airport is located approximately 30 miles (48 km) to the east, providing cargo and passenger flights to both domestic and international destinations.

ROAD	
A329m	(3 mins) 1.4 miles
Junction 10 M4	(6 mins) 3.3 miles
Reading Town Centre	(17 mins) 4.7 miles
M25	(28 mins) 21 miles
Central London	(1 hr) 37 miles

ELIZABETH LINE	
Central London	55 minutes

RAIL	
FROM READING CENTRAL;	
Oxford	23 minutes
London Paddington	24 minutes
Bristol	53 minutes
Birmingham	92 minutes

AIR	
Heathrow	(28 mins) 32 miles

Agents



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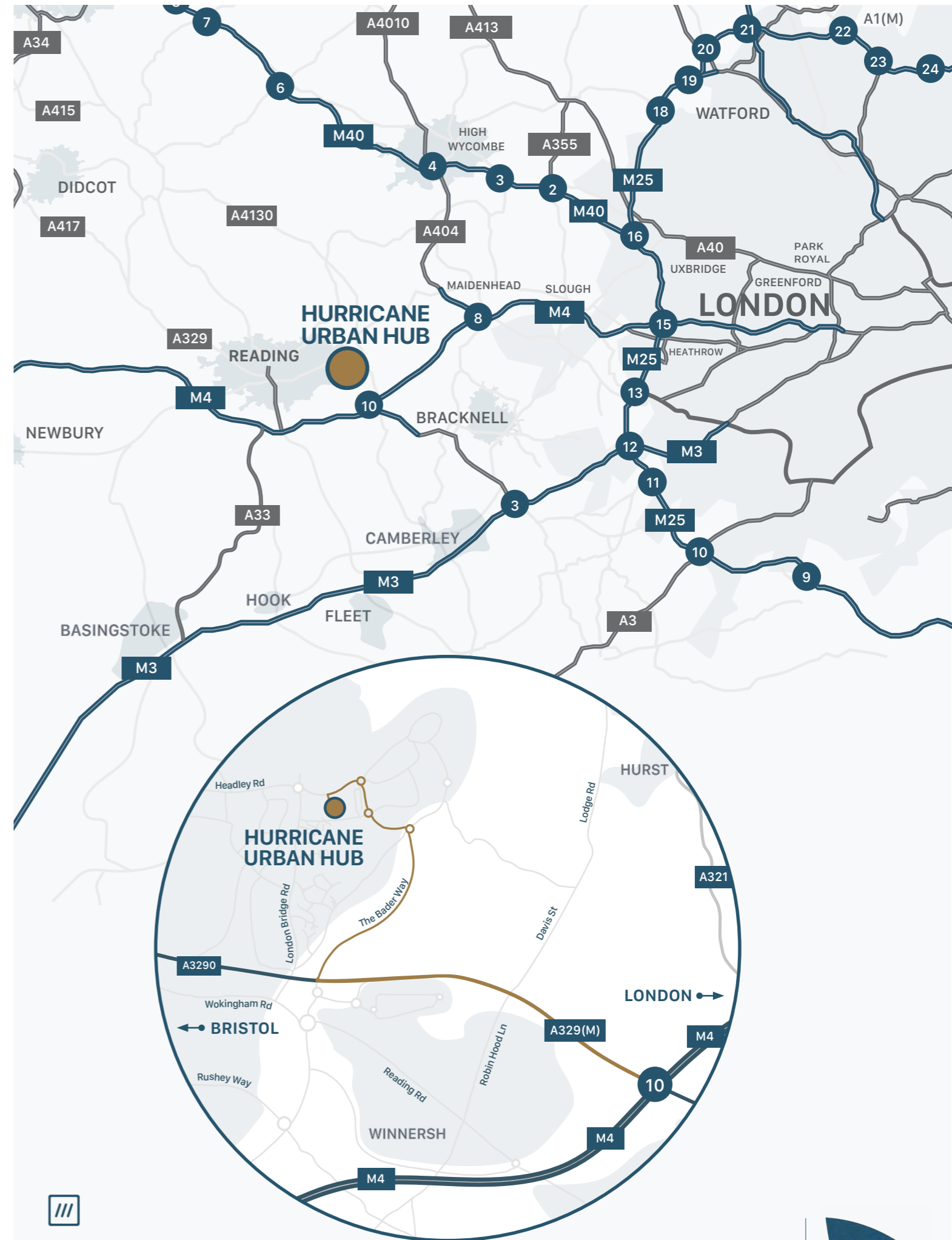
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