

Panattoni Park

READING



PANATTONI.CO.UK/READING

J12 M4

Theale \ Reading \ RG7 5AR
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Two speculative warehouse/logistics opportunities

READING 50
50,329 SQ FT

READING 56
56,124 SQ FT

OR A COMBINED UNIT OF
106,453 SQ FT

 **1MVA**
secured grid
connection

ON-SITE Q1 2026
AVAILABLE Q1 2027

Panattoni Park

READING

J12 M4

M4

J12

The latest speculative logistics development proposed in the M4 Corridor.

Panattoni Park Reading will serve industrial/logistics occupiers in the Thames Valley.

Panattoni Park Reading is excellently located with more than 2.1 million people living within a 45-minute commute. Its location, directly on J12 of the M4, giving access to over 65% of the UK's population within a 4.5 hour drive time. Panattoni Park Reading provides direct access to London, to the east, the Western Corridor and beyond.

A4/BATH ROAD

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NEWBURY 13 MILES


THEALE TRAIN STATION
0.5 MILES · 10 MIN WALK


WESTCOAST
Powered by AI30


Swiftpak


amazon

 5 MIN WALK

A4/BATH ROAD

SITE ENTRANCE

 2 MIN WALK

Panattoni Park
READING50
50,329 sq ft

Panattoni Park
READING56
56,124 sq ft


HEATHROW 31 MILES

J12

M4

READING 5 MILES


IKEA

 10 MIN WALK

SWINDON 36 MILES


IKEA


PORSCHE

WORKING AGE POPULATION

 **86,500+ people**
economically active

Source: NOMIS 2025

POPULATION FIGURE

 **1.22 million people**
live within a 30-minute drive time

Source: ESRI 2025

HGV DRIVE TIMES

 Road	Miles	Hrs/Mins
Reading	5.5	10
Green Park Business Park	6	11
Newbury	13	27
Bracknell	15	25
Basingstoke	18	35
Slough	27	39
M4/M25 Junction	29	41
Oxford	35	51
West London	37	56
Southampton	52	1hr 15

 Airport	Miles	Hrs/Mins
London Heathrow	31	41
London Luton	61	1hr 22
London Gatwick	62	1hr 28
London Stansted	89	1hr 50

 Seaports	Miles	Hrs/Mins
Southampton	56	1hr 11
Bristol	80	1hr 36
London Gateway	95	2hr 14
Dover	124	2hr 32
Felixstowe	145	2hr 59

Source: Freight Journey Planner





BASE SPECIFICATION

10m
Clear internal height

Up to **50kN/m²**
Floor loading

15%
Roof lights

50m
Yard depth

EV charging

Secure Yard

Grade-A Office

1MVA
secured grid connection

Solar PV installed

200KVA
PV capacity
(included in base spec)

Chill box
ready building envelope

Panattoni Park **READING 50**

	sq ft	sq m
Warehouse	45,498	4,227
First floor offices	4,831	449
Total (GEA)	50,329	4,676
Dock doors	5	Car parking spaces 60
Level access doors	2	Power supply 700kva
HGV parking spaces	10	

Panattoni Park **READING 56**

	sq ft	sq m
Warehouse	51,293	4,765
Offices	4,831	449
Total (GEA)	56,124	5,214
Dock doors	5	Car parking spaces 60
Level access doors	2	Power supply 700kva
HGV parking spaces	10	

**COMBINED UNIT
OPTION AVAILABLE
106,453 SQ FT**

DESIGNED FOR EFFICIENCY. BUILT FOR TOMORROW.

Panattoni Park Reading has been designed with a sustainable future in mind, featuring best in class ESG credential reducing occupational costs and catering to the requirements of the modern day occupier, safeguarding against the requirements of tomorrow.



High-performance building fabric with superior insulation and airtightness



15% rooflights boost daylight and reduce lighting costs



Roof-mounted solar photovoltaic (PV) system



Rainwater harvesting



Water saving taps and WCs



Water leak detection



Electric vehicle charging points in the car park



Cycle parking spaces



Sub-metering of energy consumption



The site has been opened up to connect Theale High Street to Hoad Way

BREEAM

★★★★★
Targeting
BREEAM 'Excellent'



Targeting EPC Rating 'A+' offices



Targeting EPC Rating 'A' warehouse



£50k* of electrical savings from PV included in the base spec

*At a rate of 21p/kwh



THE WORLD'S LARGEST PRIVATELY OWNED INDUSTRIAL DEVELOPER.

Panattoni is the world's largest privately owned industrial developer, having developed 650 million sq ft to date, with 69 offices across the globe.

The Panattoni client list includes more than 2,500 international, national and regional companies, many of whom have completed multiple projects with Panattoni, a testament to our determination to always exceed our client expectations.

Find out more about Panattoni at www.panattoni.co.uk

69
offices
worldwide

2,500
international
customers

267 million+
sq ft developed by
Panattoni across
Europe

650 million+
sq ft developed by
Panattoni worldwide

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