



**Unit 3 Kennet Weir Business Park**  
Arrowhead Road, Theale, Reading, RG7 4AD

**Warehouse/industrial unit to let in Theale. Easy access to M4, J12, Theale Railway Station and local amenities.**

**5,846 sq ft**  
(543.11 sq m)

- Newly refurbished industrial unit
- New roller shutter door
- Ancillary office, kitchen and WC
- Eaves height approx 6m
- Good sized yard space

# Unit 3 Kennet Weir Business Park, Arrowhead Road, Theale, Reading, RG7 4AD

## Summary

<b>Available Size</b>	5,846 sq ft
<b>Rent</b>	£9.75 per sq ft
<b>Rates Payable</b>	£3.87 per sq ft
<b>Rateable Value</b>	£34,250
<b>VAT</b>	Applicable
<b>Estate Charge</b>	TBC
<b>EPC Rating</b>	B

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Unit 3	5,846	543.11	Available
<b>Total</b>	<b>5,846</b>	<b>543.11</b>	

## Description

Kennet Weir Industrial Estate is a well-managed estate, home to a range of local and national occupiers. The unit provides modern warehouse accommodation with an eaves height of approx. 6m at apex, a full-height loading door, and a solid concrete floor suitable for a variety of light industrial, storage, and distribution uses.

Internally, the unit includes a dedicated office/amenity area, WC facilities, and open-plan warehouse space, benefiting from good natural light. Externally, there is a forecourt and allocated parking for staff and visitors, with good access for loading and deliveries.

## Location

Kennet Weir Industrial Estate is well located just off Station Road in Theale, approximately 0.5 miles from Junction 12 of the M4 motorway, providing fast access to Reading, London and the wider Thames Valley.

The estate is within easy walking distance of Theale railway station, which offers regular services to Reading (approx. 8 minutes) and London Paddington, as well as local bus links.

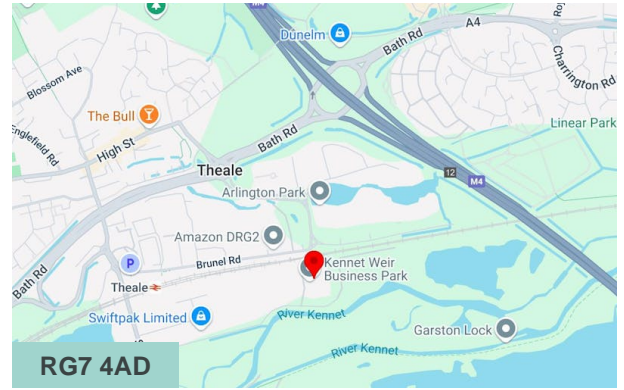
Theale village centre, also a short walk away, provides a range of local amenities including cafés, shops, pubs, and banking facilities. This excellent connectivity, combined with proximity to the M4, makes Theale a popular location for industrial, warehouse and distribution occupiers.

## Viewings

Viewings can be arranged via the sole agents, Hicks Baker.

## Terms

A new FRI lease is available direct from the landlord on terms to be agreed.



## Viewing & Further Information



### Harry Gornall-King

01189557075 | 07738104806  
h.gornall-king@hicksbaker.co.uk



### Dominic Faires MRICS

07967 375962  
d.faires@hicksbaker.co.uk