

# UNIT A1 WORTON GRANGE READING

Warehouse/Production  
Unit with Gated Yard  
Available To Let  
13,260 sq ft





## DESCRIPTION

Unit A1 comprises a light industrial/warehouse, constructed from concrete frame design incorporating steel profile elevations. The unit is arranged as full height warehouse space which incorporates two storey offices. There are excellent loading facilities together with a large concrete apron to the front.

The site benefits from excellent local amenities including Costa, CostCo and Reading Gate Retail Park.



Excellent Prominence to A33



0.5 Miles from M4 Junction 11



Secure Yard with Shared Gated Access



6m Eaves Height



One Level Access Loading Door



16 Allocated Car Parking Spaces

## TERMS

Available by way of a new FRI lease direct from the landlord on terms to be agreed.

[www.canmoor-wortongrange.com](http://www.canmoor-wortongrange.com)

## ACCOMMODATION

	SQ FT	SQ M
Warehouse	10,260	953,15
Ground Floor Office/Ancillary	1,500	139,35
First Floor Offices	1,500	139,35
<b>Total</b>	<b>13,260</b>	<b>1,231,85</b>

Measured on a GIA basis

## VIEWING

Please contact the joint sole agents for further information or an appointment to view.



**Shaun Rogerson**  
07970 304392  
shaun.rogerson@eu.jll.com

**Simon Woodruff**  
07873 623292  
simon.woodruff@eu.jll.com



**Neil Seager**  
07879 600069  
neilseager@haslams.co.uk

**Ed Ponting**  
07921 404659  
edponting@haslams.co.uk