



**HASLAM'S**  
CHARTERED SURVEYORS

PRELIMINARY DETAILS

TO LET / FOR SALE

LIGHT INDUSTRIAL / WAREHOUSE UNITS COMING SOON



# OBSERVER PARK

Observer Way Arborfield Reading RG2 9HT

<b>TYPE</b>	<b>LIGHT INDUSTRIAL / WAREHOUSE UNITS</b>
<b>TENURE</b>	<b>TO LET / FOR SALE</b>
<b>SIZE (GEA)</b>	<b>6,250 - 21,800 SQ FT</b> (581 - 2,025 SQ M)

## KEY POINTS

- > New business / warehouse units available soon
- > 7m eaves height
- > E and B8 use
- > Units 6 & 7 benefit from secure yards
- > 330m frontage to new Arborfield Cross Relief Road
- > Short drive south-east of J11 of the M4
- > PC Q4 2026

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## Location

The prominent site has an extensive 330m frontage and lies parallel to the Arborfield Cross Relief Road, now known as Observer Way, to the south of Reading Road. The site is approximately 500 metres to the west of the sought-after village of Arborfield Cross in the county of Berkshire.

The major towns of Reading and Wokingham lie approximately 5 miles to the north and 3 miles to the east respectively.

Access will be from Reading Road and Junction 11 of the M4 Motorway lies approximately 2 miles to the north-west, whilst Junction 4 of the M3 motorway lies approximately 8 miles to the south-east.

## Description

This brand new development will provide 7 individual light industrial / warehouse units with built in first floor office amenities and generous allocated car parking, suitable for a variety of uses within use class B8 and E.

The specification will include a minimum eaves height of 7 metres, 35 kN m<sup>2</sup> floor loading capacity and dedicated yards. Units 6 and 7 are self-contained and benefit from a secure yard.

## Terms

The premises are available by way of a new lease on terms to be agreed. Alternatively, consideration will be given to selling units. Details upon application.

## Energy Performance Asset Rating

To be assessed

## Business Rates

To be assessed

## Anti-Money Laundering Regulations

To comply with Anti Money Laundering regulations, Haslams Surveyors LLP undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.



## Accommodation

We understand the Gross External Areas (GEA) will be as follows;

Unit	sq ft	sq m	Car Parking Spaces
1	13,950	1,296	24
2	6,250	581	8
3	6,300	585	9
4	10,080	936	15
5	11,720	1,089	16
4 & 5	21,800	2,025	31
6	17,550	1,630	32
7	14,100	1,310	24
<b>Total</b>	<b>79,950</b>	<b>7,427</b>	

## Legal Costs / VAT

Each party to bear their own legal costs. VAT is payable.

## Further Information

Please contact the sole agents for further information.



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# Site Plan



Not to Scale