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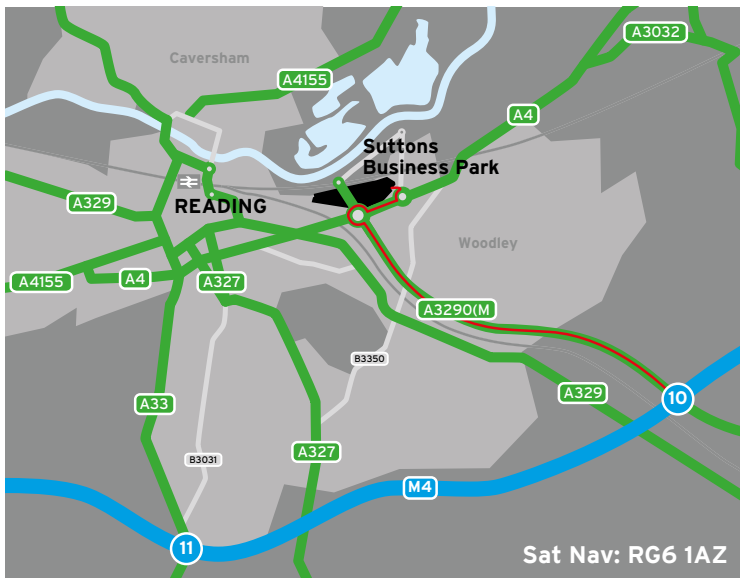

suttons
business park
INSPIRED LOCATION
READING, RG6 1AZ



New Warehouse/Industrial Unit To Let
31,150 sq ft (2,894 sq m)

Available Q4 2018
Secure fenced yard
with separate car parking
Planning secured

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LOCATION

Suttons Business Park is a prime business location at the top of the A329M within 3 miles of Junction 10 of the M4 providing swift access to the national motorway network. Reading Town Centre is approximately 1.5 miles to the west.

DESCRIPTION

A proposed new warehouse/industrial unit set on a 1.68 acre secure site with a fenced, gated yard and a separate car parking area. The unit will be built to a high standard and will be ready for occupation in Q4 2018. Detailed planning consent secured for B1(c), B2 and B8

ACCOMMODATION

Unit 21	SQ FT	SQ M
Warehouse	27,080	2,516
Mezzanine Offices	4,070	378
Sub-Total	31,150	2,894

Sizes shown are GIA

Site Area	1.68 acres
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AMENITIES

- Clear internal height of 9m - 12m
- 55 car parking spaces
- Self contained secure site
- 4 loading doors
- Excellent connectivity
- BREEAM "Very Good" targeted

www.suttonsbusinesspark.co.uk



FURTHER INFORMATION

For further information or to arrange a viewing please contact the sole agent.



Neil Seager
neilseager@haslams.co.uk

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