



Reading International Logistics Park

Junction 11 M4



Reading International Logistics Park provides an unrivalled position alongside J11 of the M4. The development comprises 4 industrial/warehouse units from 24,150 sq ft to 65,787 sq ft.

www.rilp.co.uk

SUPERB LOCATION

Reading International Logistics Park, a 8.5 acre development sits on a gateway site alongside J11 of the M4. It is a well established business location that's home to a wide range of businesses and distribution occupiers including Tesco, DPD, DHL, Yodel, Argos, 3663.

An exciting development of industrial/ logistics buildings being delivered by one of the UK's leading commercial property developers.



TOP SPECIFICATION

WAREHOUSE SPECIFICATION

STEEL PORTAL FRAMED

DOUBLE SKIN PROFILED STEEL ROOF WITH 10% ROOF LIGHTS

10 / 12 M HIGH TO UNDERSIDE OF HAUNCH

TWIN SKIN PROFILED STEEL OR COMPOSITE PANEL CLADDING TO BE A MIX OF GREYS, WITH PARTICULAR ATTENTION ON THE VISIBLE ELEVATIONS (CGI IMAGE ABOVE)

OFFICES SPECIFICATION

COMFORT COOLING

RAISED FLOORS

SUSPENDED CEILINGS

LED LIGHTS

TARGET BREEAM VERY GOOD

TARGET EPC A

4 NEW INDUSTRIAL/ LOGISTICS UNITS



UNIT 1	SQ FT	SQ M
WAREHOUSE	29,396	2,731
FIRST FLOOR OFFICES	5,888	547
TOTAL	35,284	3,278
CAR PARKING SPACES		36

SITE AREA: 2.34 ACRES - 0.95 HECTARES

UNIT 2	SQ FT	SQ M
WAREHOUSE	58,287	5,415
FIRST FLOOR OFFICES	7,500	697
TOTAL	65,787	6,112
CAR PARKING SPACES		59

SITE AREA: 3.53 ACRES - 1.43 HECTARES

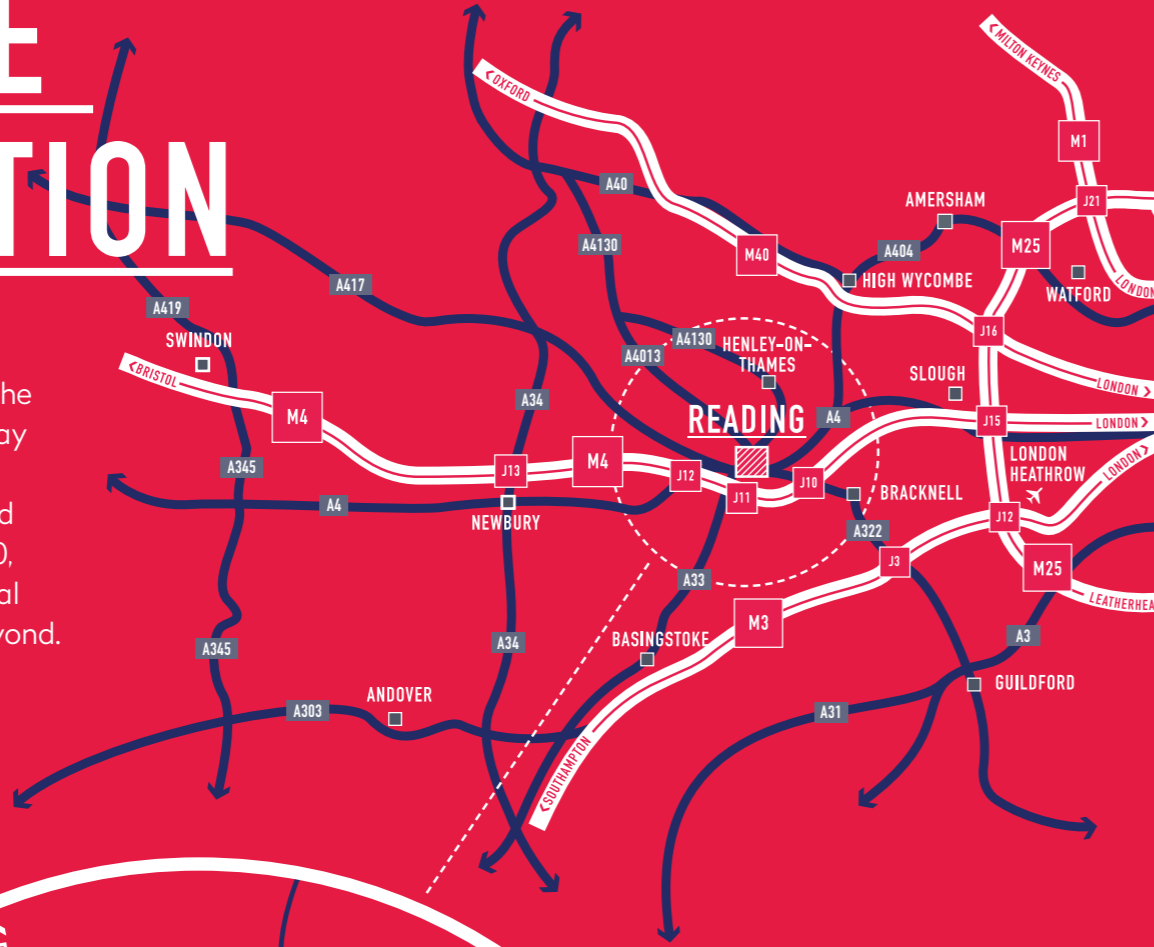
UNIT 3	SQ FT	SQ M
WAREHOUSE	21,000	1,951
FIRST FLOOR OFFICES	3,150	293
TOTAL	24,150	2,244
CAR PARKING SPACES		22

UNIT 4	SQ FT	SQ M
WAREHOUSE	26,318	2,445
FIRST FLOOR OFFICES	3,750	348
TOTAL	30,068	2,793
CAR PARKING SPACES		28

AREAS ARE APPROXIMATE GROSS INTERNAL AREA (GIA)

PRIME LOCATION

Located adjacent to Junction 11 of the M4, the key east-west motorway corridor for the region providing excellent road access to the M25, M40, M3, M5 and the national motorway network beyond.



CONNECTIONS



BY ROAD

ROAD	MILES
READING TOWN CENTRE	3
M3 (VIA A33)	14
A34 (M4 J13)	16
M25 J15 (M4 4B)	22
M40 J4 (VIA M4 J8/9 & A404)	23
HEATHROW AIRPORT (M4 J4)	25
M1 (VIA M25)	43
SOUTHAMPTON	45
M5 J15 (M4 J20)	75
BIRMINGHAM	118



BY RAIL

High-speed access to London Paddington, with a direct journey time of 22 minutes.

The Elizabeth Line (Crossrail) provides at least two trains an hour (four an hour at peak times) which will allow passengers to travel direct to central London.

RAIL	TIME
CENTRAL LONDON	22 MINS
HEATHROW INTERNATIONAL AIRPORT	42 MINS
OXFORD	24 MINS



BY BUS

A bus stop is located on the door step providing a daily service every 7/8 minutes between 7am and 7pm to and from Reading town centre and station. From there, Railair connects to Heathrow in 38 minutes.

BUS	TIME
READING TOWN CENTRE	28 MINS
READING STATION	28 MINS
MADEJSKI STADIUM	15 MINS
READING GATE RETAIL PARK	15 MINS



BY AIR

The major international airport, London Heathrow, can be reached in 30 minutes by road and 38 minutes by Railair from Reading Station.

TIME TO TRAVEL TO HEATHROW	TIME
BY ROAD	30 MINS
BY RAILAIR	38 MINS



Arlington

We bring together people and places,
creating innovative spaces for dynamic businesses.

Once you know where you need to be, it's all about being the best you can be:

- » Established in 1981
- » Tried and tested delivery mechanism
- » Creating exemplary working environments
- » 40m+ sq ft delivered on time, on budget, every time
- » 85% of our developments are bespoke for our customers

Our track record



DOWTY PROPELLERS

Gloucester Business Park
183,000 sq ft GIA

AIR BUSINESS

Hatfield Business Park
70,000 sq ft

TBS ENGINEERING

Gloucester Business Park
100,000 sq ft



NEIL SEAGER

+44 (0)118 921 1516
neilseager@haslams.co.uk



GEORGE WILSON

+44 (0)118 206 5303
george.wilson@arlington.com



PHILIP HUNTER

+44 (0)118 933 1303
philip@hatch-re.com

www.readinginternationallogisticspark.co.uk

Haslams give notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. Designed and produced by tld.co.uk, Feb 2021.