

TO LET

HeadleyPark10.

READING RG5 4SW [///lush.hotels.party](http://lush.hotels.party)

Modern Industrial Unit comprehensively refurbished

EPC A+ | Solar PV panels | Full LED lighting

Unit 9
1,795 sq ft
(167 sq m)

Howdens

Chubb Fire
Risk Security

Storage
King

Trademark
Windows

The Tyre
Store

Toolstation

Screwfix
Direct

Brewers
Decorating Centre

Unit 9

Modern Refurbished Industrial Park.

Strategic Thames Valley position.

Headley Park 10 is prominently located in the heart of east Reading's main commercial district, approximately 3 miles east of Reading town centre. The estate benefits from excellent connectivity, lying just 1.5 miles from the A329(M), which provides direct access to Junction 10 of the M4 motorway.

The M4 in turn links directly with the M25 at Junction 15, providing access around Greater London and to national routes. Reading railway station is 3.5 miles away, offering fast services to London Paddington in 26 minutes and direct connections via the Elizabeth Line. Heathrow Airport is located approximately 30 miles to the east.



Drive times

A329 (M)	4 minutes (1.5 miles)
M4 J10	6 minutes (3.5 miles)
A33	14 minutes (6 miles)
Bracknell	15 minutes (9 miles)
Reading Town Centre	15 minutes (4.5 mile)
M3 J3	18 minutes (14 miles)
M25 J15	22 minutes (22 miles)
Heathrow Airport	26 minutes (25 miles)
Slough	28 minutes (17 miles)
Basingstoke	38 minutes (23 miles)
Swindon	51 minutes (49 miles)
Oxford	55 minutes (31 miles)

A first class working environment.



SUPERIOR SPECIFICATION

- Market leading ESG focused refurbishment
- 24/7 unrestricted use
- Refurbished WC & teapoint
- 5m internal eaves
- Level access loading door
- Dedicated parking for 4 cars

Site plan.



Unit 9

Ground Floor

Industrial Unit	sq ft	sq m
Total	1,795	167

ESG features.

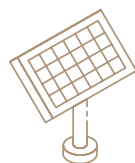
Improved environmental benefits and lower energy expenses for a more sustainable future.

Energy Performance Certificate



EPC A+ – the highest energy efficiency rating.

Solar PV panels



Roof-mounted panels to cut energy costs.

LED lighting



Energy-efficient lighting throughout.

10% rooflight coverage



Triple-glazed rooflights for natural light and efficiency.

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Viewing by prior appointment
by the agents.

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Modern Industrial Unit
Unit 9 1,795 sq ft (167 sq m)

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