

**Unit 9**  
**Headley Park 10**  
Reading, RG5 4SW  
///lush.hotels.party  
dotindustrial.co.uk

**1,795 sq ft**  
167 sq m  
Available Now

**Comprehensively Refurbished**  
Industrial / Trade Counter Unit  
EPC A

**dot** Industrial space.  
Made better.

**Refreshed  
industrial space.  
In the heart of  
east Reading.  
That's ready  
to go.**

Asset managed by:  
**ARGO**   
Real Estate Limited

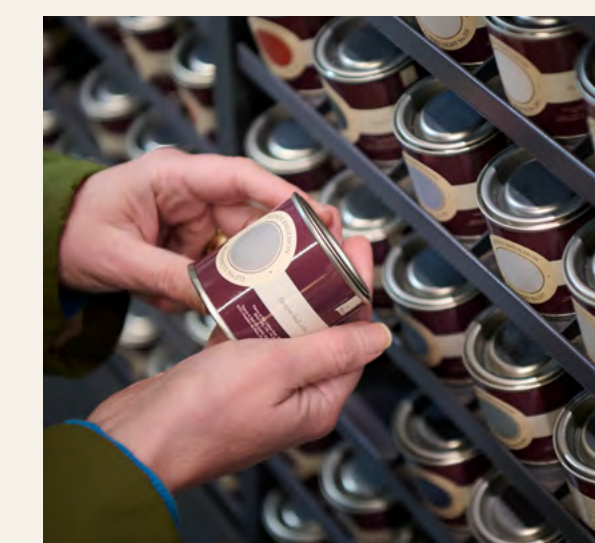
# Industrial space.



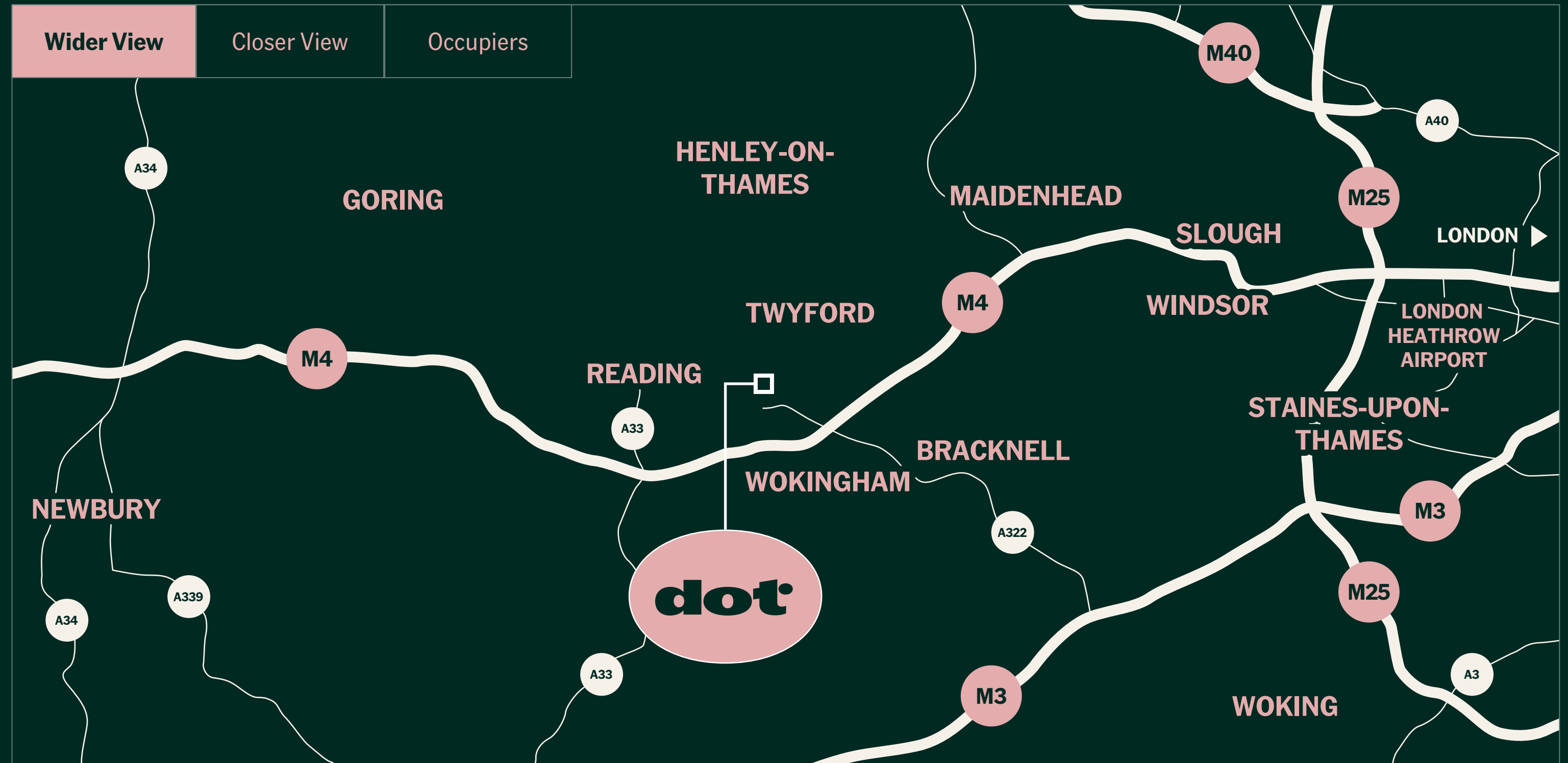
# Made better.

Recently refurbished, Unit 9 provides 1,795 sq ft of industrial or trade counter space, built for getting things done.

Prominently located in the heart of east Reading's main commercial district, the estate benefits from excellent connectivity just 1.5 miles from the A329.



# Strategic Thames Valley connections.



RG5 4SW ///lush.hotels.party

**You want extra connectivity and zero headaches.**

Less than five minutes from the A329, Headley Park 10 has direct access to the M4. From there, you can reach Greater London via the M25, as well as other national routes.

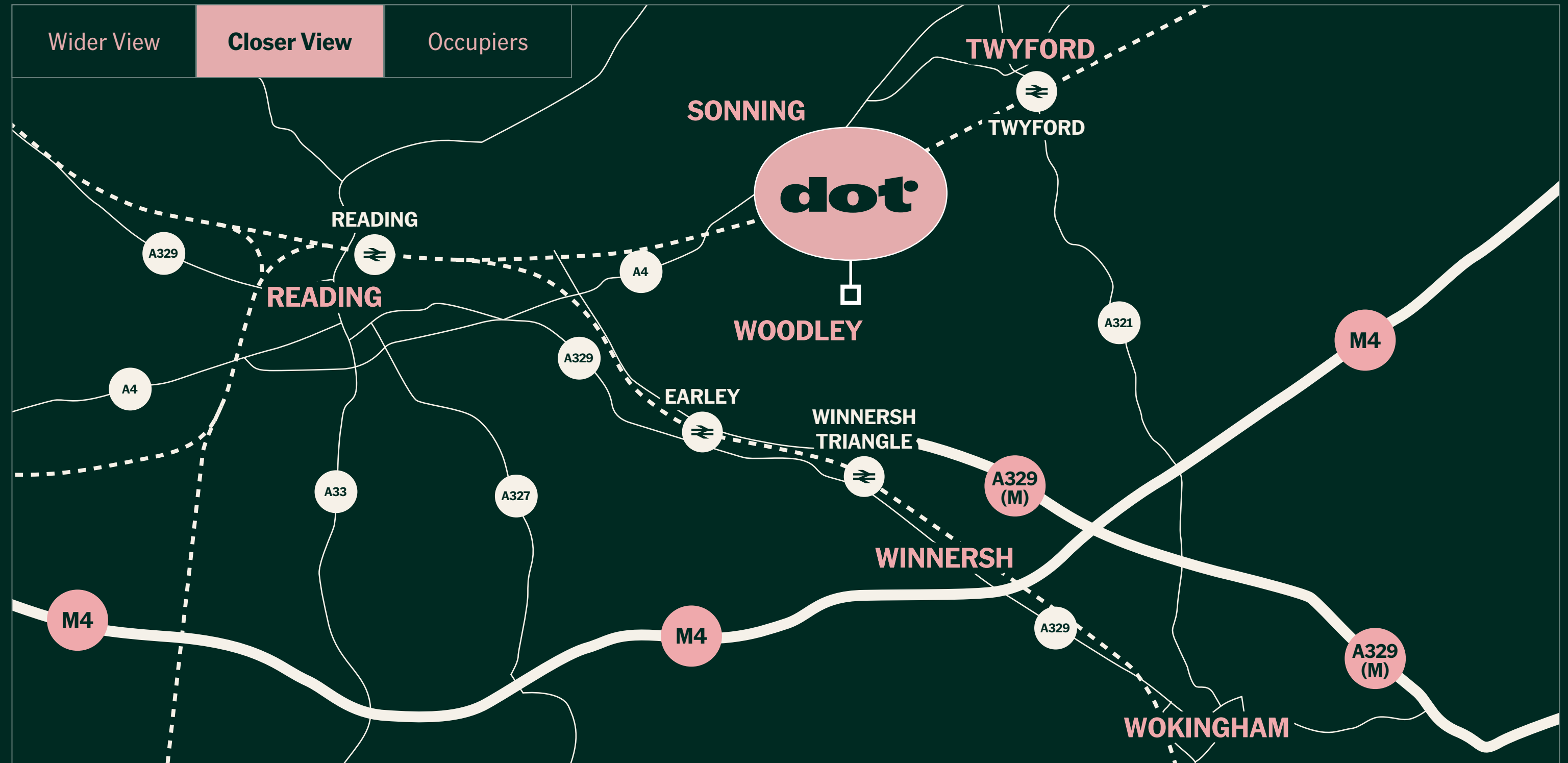
For rail, Reading station is 3.5 miles away, offering direct services to London Paddington and Heathrow Airport on the Elizabeth line.

<b>Headley Park 10 Population Reach</b>	45 Minute Drivetime	<b>3,509,602</b>
	60 Minute Drivetime	<b>7,390,960</b>
	30 Minute Drivetime	<b>1,279,434</b>

Road		
A329(M)	1.5 Miles	4 Mins
M4	3.5 Miles	6 Mins
A33	6 Miles	14 Mins
M25	22 Miles	22 Mins

Rail & Air	
Heathrow Airport	25 Miles
Earley ➡	1.6 Miles
Winnersh Triangle ➡	2.2 Miles
Twyford ➡	3.7 Miles
Reading ➡	4.4 Miles

# Strategic Thames Valley connections.



RG5 4SW ///lush.hotels.party

**You want extra connectivity and zero headaches.**

Less than five minutes from the A329, Headley Park 10 has direct access to the M4. From there, you can reach Greater London via the M25, as well as other national routes.

For rail, Reading station is 3.5 miles away, offering direct services to London Paddington and Heathrow Airport on the Elizabeth line.









<b>Headley Park 10 Population Reach</b>	45 Minute Drivetime	<b>3,509,602</b>
	30 Minute Drivetime	<b>1,279,434</b>
	60 Minute Drivetime	<b>7,390,960</b>

Road		
A329(M)	1.5 Miles	4 Mins
M4	3.5 Miles	6 Mins
A33	6 Miles	14 Mins
M25	22 Miles	22 Mins

Rail & Air	
Heathrow Airport	25 Miles
Earley 🚆	1.6 Miles
Winnersh Triangle 🚆	2.2 Miles
Twyford 🚆	3.7 Miles
Reading 🚆	4.4 Miles

# Strategic Thames Valley connections.

Wider View
Closer View
Occupiers

RG5 4SW ///lush.hotels.party

**You want extra connectivity and zero headaches.**

Less than five minutes from the A329, Headley Park 10 has direct access to the M4. From there, you can reach Greater London via the M25, as well as other national routes.

For rail, Reading station is 3.5 miles away, offering direct services to London Paddington and Heathrow Airport on the Elizabeth line.

<p>45 Minute Drivetime</p> <p><b>Headley Park 10 Population Reach</b></p> <p style="font-size: 2em; font-weight: bold;">3,509,602</p>	<p>60 Minute Drivetime</p> <p style="font-size: 2em; font-weight: bold;">7,390,960</p>
<p>30 Minute Drivetime</p> <p style="font-size: 2em; font-weight: bold;">1,279,434</p>	

**Road**

A329(M)	1.5 Miles	4 Mins
M4	3.5 Miles	6 Mins
A33	6 Miles	14 Mins
M25	22 Miles	22 Mins

**Rail & Air**

Heathrow Airport	25 Miles
Earley ➡	1.6 Miles
Winnersh Triangle ➡	2.2 Miles
Twyford ➡	3.7 Miles
Reading ➡	4.4 Miles

# Better industrial space. Full stop.

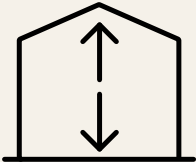
Where you base your business matters. That's why Unit 9 is being transformed to deliver a modern industrial unit fit for the future.

The newly refreshed space will provide a practical and efficient environment that's designed to support day-to-day operations as well as long term growth.


Accommodation	(sq ft)	(sq m)
<b>Total</b>	<b>1,795</b>	<b>167</b>



**1 Level Access Loading Door**



**5m Eaves Height**



**24/7 Access**



**4 Car Parking Spaces**



**WC & Teapoint**



# A space that puts people first.

## Efficient, inviting spaces.

After understanding your needs, we modernise buildings and estates to create more efficient, inviting spaces that are better for business, employees and customers.

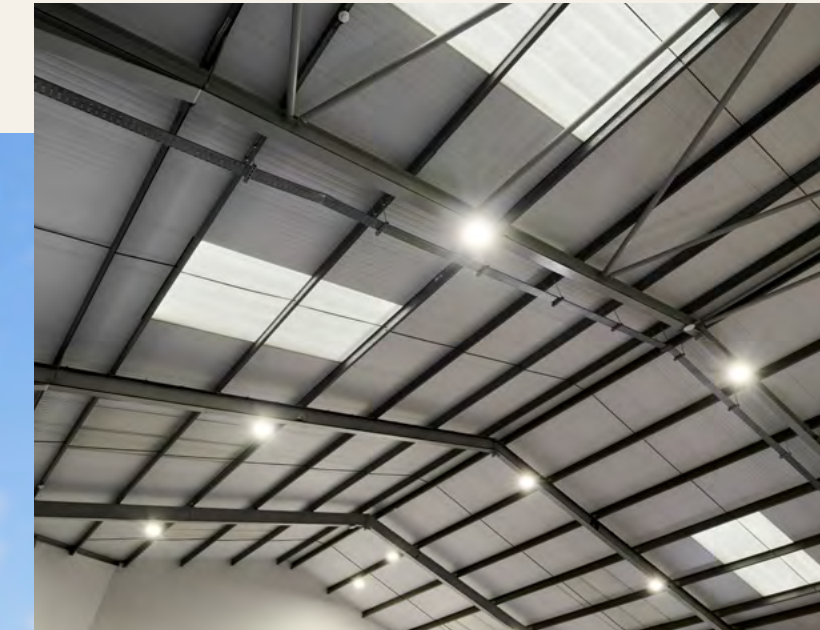


# Common sense upgrades. For uncommon returns.

• Extensive Landscaping



• Unit 9 Exterior



• Newly fitted roof panels for enhanced natural lighting increasing staff welfare and efficiency

• High quality materials used throughout for a clean, modern finish



# Lower bills at the flick of a switch.

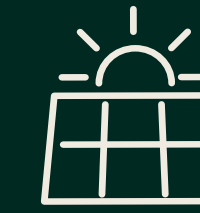
Sustainability and workforce wellbeing go hand in hand. With LED lighting that's easy on the eyes, and PV panels that lower your bills by up to £2,500 per year\*, this is a warehouse that feels smart from the moment you step inside.



**EPC  
A**



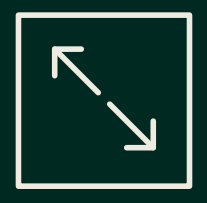
**Electric  
Vehicle Charging**



**Photovoltaic  
Panels**



**LED  
Lighting**



**10% Rooflight  
Coverage**



\*Calculated according to a 25p/kWh electricity unit rate (subject to all generation being used on site). Estimated based on the installation of the 23 kWp system and an annual energy generation of c.20,000 kWh.

# 01. Only the best locations will do.

We know where the opportunities are and we want to put you there.



# 02. Always right there with you.

Easy access to an experienced team who love getting things done.

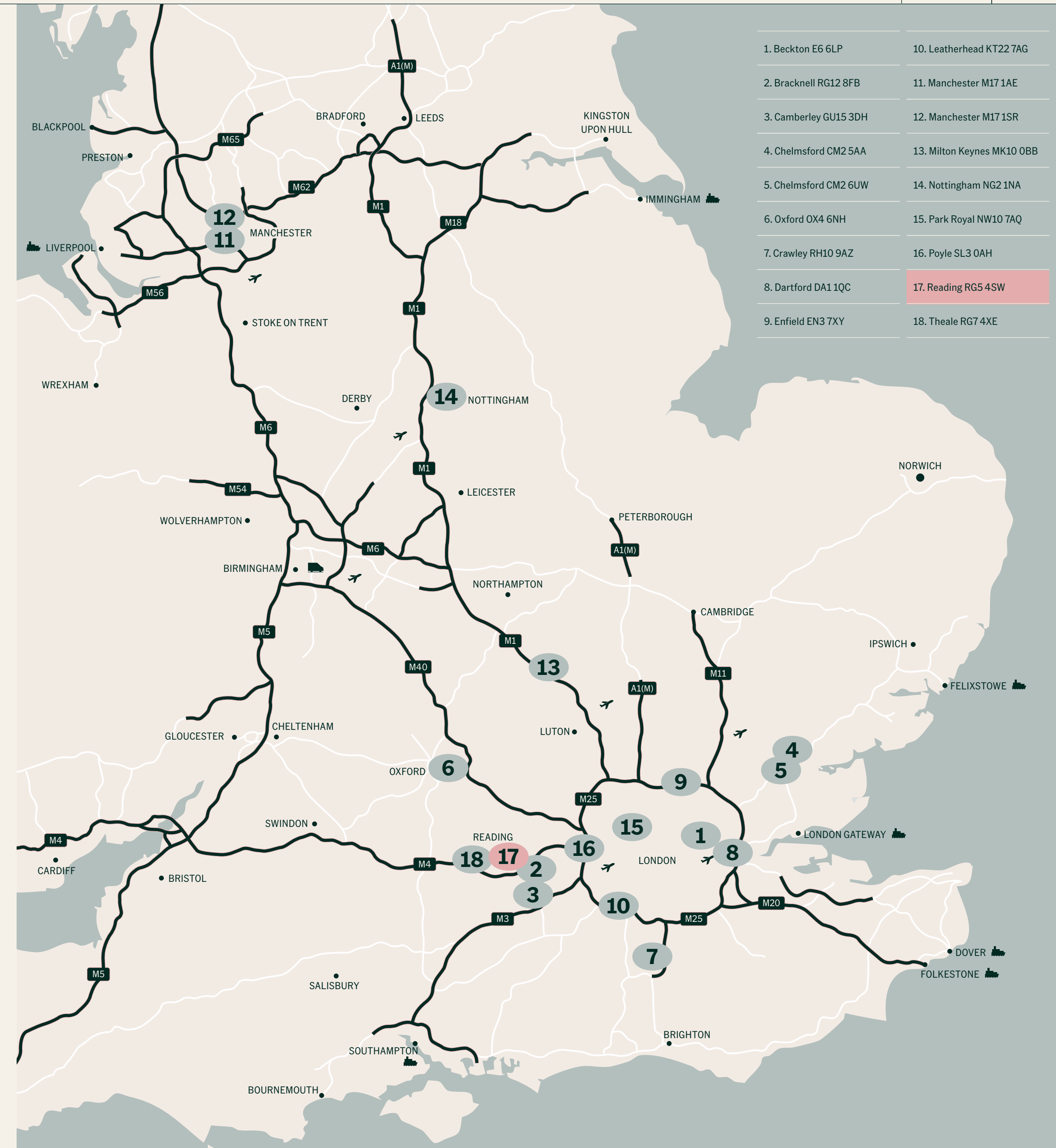


# 03. Creating spaces people are proud of.

Because an industrial space should back you, not hold you back.



You deserve industrial space that works as hard as you do. Perfectly placed urban space built for your last mile, trade or light industrial needs. Efficient, inviting and expertly managed by ARGO.



Get in touch,  
we'd love to  
show you  
around.



**Francesca Mortimore**  
Senior Asset Manager  
francesca@argorealestate.com  
+44 (0) 7842 132 190



**Hope Ayers**  
Asset Manager  
hope@argorealestate.com  
+44 (0) 7771 847 166



**Arabella Macrae**  
arabella@hatch-re.com  
+44(0) 7771 166 935

**Philip Hunter**  
philip@hatch-re.com  
+44(0) 7752 140 927

Dot Industrial for themselves and any joint agents, vendors or lessors of this property whose agents they are, give notice that, (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, or any part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given with all good faith without responsibility and any intending tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy; (iii) no person in the employment of ARGO REAL ESTATE LIMITED or any joint agency has any authority to make or give any representations or warranty in relation whatever in relation to this property. Designed by j2.net. March 2026.