

# ISLAND ROAD • READING

J11, M4 • RG2 ORP



**A NEW INDUSTRIAL AND URBAN LOGISTICS DEVELOPMENT**

UNITS OF 56,000 SQ FT, 73,000 SQ FT AND 127,000 SQ FT



## ISLAND ROAD IS READING'S PREMIER INDUSTRIAL AND URBAN LOGISTICS DEVELOPMENT PROVIDING BRAND NEW UNITS OF 56,000 SQ FT, 73,000 SQ FT AND 127,000 SQ FT.

### PREMIER DEVELOPMENT

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Island Road Reading's premier industrial and urban logistics development providing three detached units of 56,000 sq ft, 73,000 sq ft & 127,000 sq ft with large self-contained yards and excellent car parking provision. The units have consent for B1(C), B2 and B8 use.

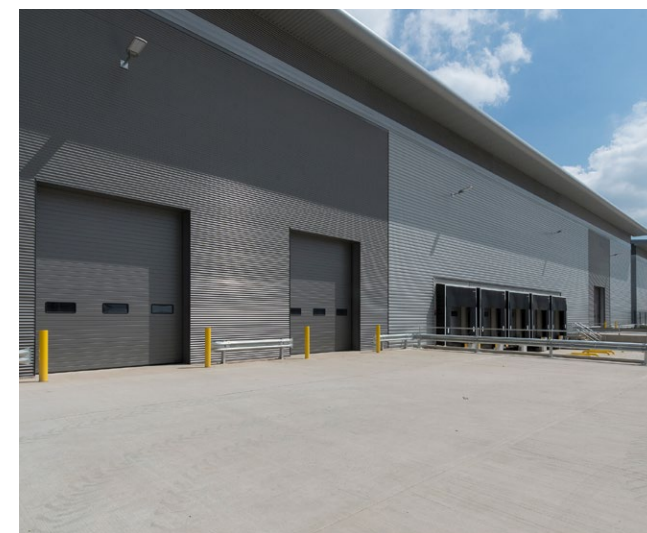
### STRATEGIC LOCATION

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Island Road is situated less than 2 miles from Junction 11 of the M4. Reading is a major commercial Thames Valley Town in the heart of the south of England. Reading Town Centre and all main rail services are

just 10 minutes away by road. There are various cycle routes to and from the town centre, available adjacent to the development. Island Road is benefits from an excellent bus service close by.

By rail, London is as little as 25 minutes away from Reading, with up to five express trains departing every hour from Reading's new £850 million station. For international destinations, the town has motorway links to Heathrow and train links to Gatwick. The future Elizabeth Line (Cross Rail) and Western Rail access to Heathrow rail connection will improve the towns connectivity even further with more choice and faster access being provided to the city of London and Heathrow.





ISLAND ROAD

READING TOWN CENTRE



## SUSTAINABLE APPROACH

Island Road will provide units that are BREEAM rated as Very Good and will incorporate a number of sustainability features within the specification.



## TERMS

Rent upon application.



## DYNAMIC WORKFORCE

Labour costs for a workforce of 1,000 people in Reading could be expected to be around £520,000 cheaper than the same-sized workforce in Heathrow over a 12-month period.

Reading is served by a large and varied skilled labour pool.

		Within a 30 minute drive time	
Demographic	Total population		451,800
	Working age population		73.7%
	Population aged 16-44		42.5%
Skilled Occupations	Skilled trades occupations		9.4%
	Process, plant & machine operatives		4.5%
	Elementary occupations		8.7%
	Percentage with appropriate jobs		22.5%



### DRIVE TIMES

- M4 Junction 11
- Reading Town Centre
- Heathrow Airport
- Central London
- Southampton
- Bristol
- Birmingham

### DISTANCE

- 2 Miles
- 2 Miles
- 25 Miles
- 40 Miles
- 47 Miles
- 88 Miles
- 110 Miles

**AVAILABILITY AND TERMS** Further information and rent upon application.



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Peel Logistics Property funding partner is Rockspring Property Investment Managers that has over €8bn of real estate assets under management invested in 13 countries across Europe. More information can be found at [www.rockspringpim.com](http://www.rockspringpim.com)

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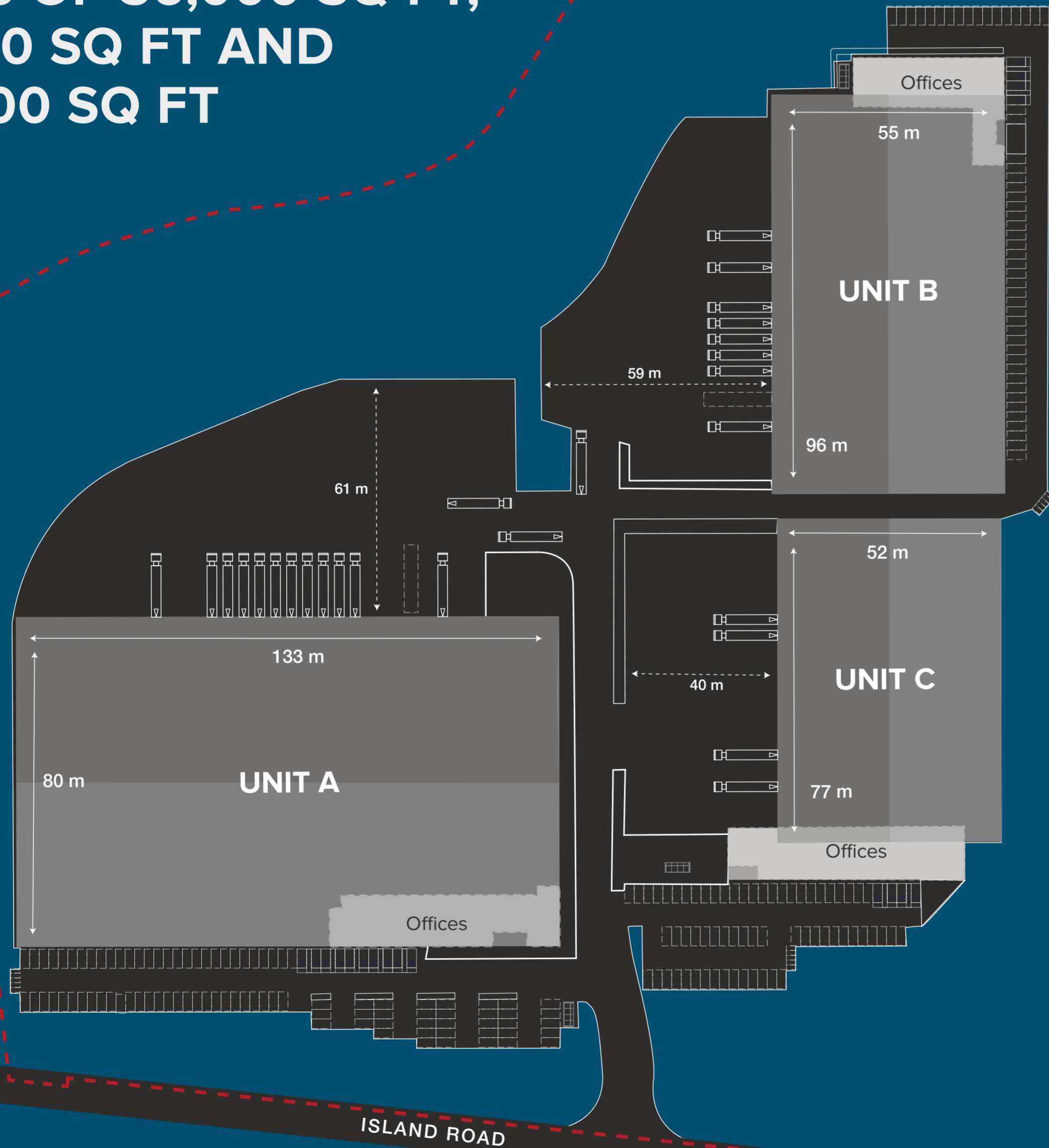
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UNITS OF 56,000 SQ FT,  
73,000 SQ FT AND  
127,000 SQ FT

A33



UNIT A	sq m	sq ft
Warehouse	10,772	115,945
First Floor Office	552	5,620
Second Floor Office	552	5,620
<b>TOTAL</b>	<b>11,816</b>	<b>127,185</b>

- Fully fitted offices
- 10 dock levellers
- 61m yard depth
- 2 level entry doors
- 12m minimum clear internal height
- 102 staff car parking spaces

UNIT B	sq m	sq ft
Warehouse	5,717	61,535
First Floor Office	520	5,597
Second Floor Office	520	5,597
<b>TOTAL</b>	<b>6,757</b>	<b>72,729</b>

- Fully fitted offices
- 5 dock levellers
- 59m yard depth
- 3 level entry doors
- 12m minimum clear internal height
- 55 staff car parking spaces

UNIT C	sq m	sq ft
Warehouse	4,672	50,284
First Floor Office	528	5,688
<b>TOTAL</b>	<b>5,200</b>	<b>55,972</b>

- Fully fitted offices
- 2 dock levellers
- 40m yard depth
- 2 level entry doors
- 12m minimum clear internal height
- 66 staff car parking spaces

\*Floor areas are GIA.