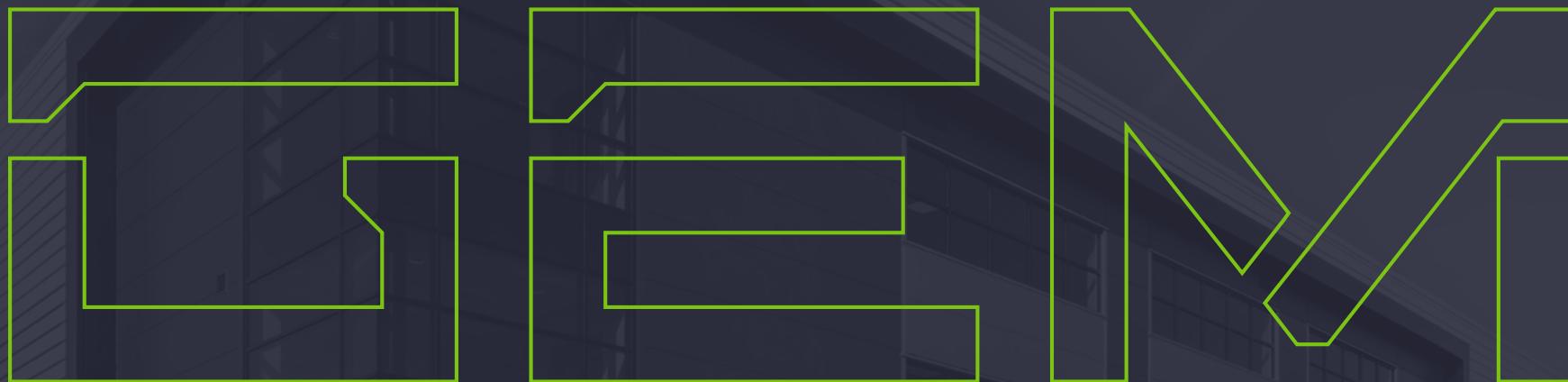


DRAFT

/// COMICAL.EAGLES.LOOSE

LOWER EARLEY **READING** RG6 4UT



**TO LET** NEW SELF CONTAINED HIGH QUALITY HEADQUARTER DISTRIBUTION  
UNIT WITH SECURE REAR YARD **41,303 SQ FT (3,837 SQ M)**

# DESCRIPTION

**GEM READING** is a new purpose built logistics and distribution facility available to lease, incorporating an advanced building specification. The unit has been designed to feature best in class ESG credentials as well as cater for the modern logistics and industrial occupiers' requirements. **GEM READING** offers the opportunity to acquire a self contained and secure unit built to keep operational costs to a minimum.



**GEM**



# SPECIFICATION

	2 DOCK LEVEL LOADING DOORS		YARD DEPTH 50M
	SELF CONTAINED		SECURE YARD
	BREEAM®		
	SHOWER FACILITIES		BREEAM ACHIEVED EXCELLENT
	8 EV CHARGING POINTS		2 GROUND LEVEL LOADING DOORS
	CLEAR INTERNAL HEIGHT 10M		HIGH PERFORMANCE INSULATED CLADDING & ROOF MATERIALS
	ROOF LIGHT RATIO 15%		PARKING SPACES 48
	SECURE CYCLE PARKING		SOLAR PANELS

# SITE PLAN

DRAFT

AVAILABILITY



	sq ft	sq m
Warehouse Area	34,055	3,164
Ground Floor Core	602	56
First Floor Office	3,323	309
Second Floor Office	3,323	309
<b>Total GEA Area</b>	<b>41,303</b>	<b>3,838</b>

DEM

50M  
YARD  
DEPTH

2 GROUND  
LEVEL  
LOADING  
DOORS

CLEAR  
INTERNAL  
HEIGHT  
10M

FLOOR  
LOADING  
50KN/M2

ROOF  
LIGHT  
RATIO  
15%

2 DOCK  
LEVEL  
LOADING  
DOORS

41,303 SQ FT

# LOCATION

**GEM READING** is an exciting opportunity to acquire a brand new logistics/warehouse unit in a prime Thames Valley location.

Lower Earley Way (B3270), Reading (Berkshire, England) is a major suburban arterial road that also functions as part of the industrial and commercial infrastructure around Lower Earley and south-east Reading. The area around Lower Earley Way has a history and current use tied to logistics, warehousing, research and development and light industrial activity as part of the broader M4 Corridor industrial market.

The location has excellent access to the motorway network via Junction 10 or 11 (M4), Heathrow Airport and the centre of Reading, recently ranked in the top 5 UK cities for economic growth.

/// COMICAL.EAGLES.LOOSE

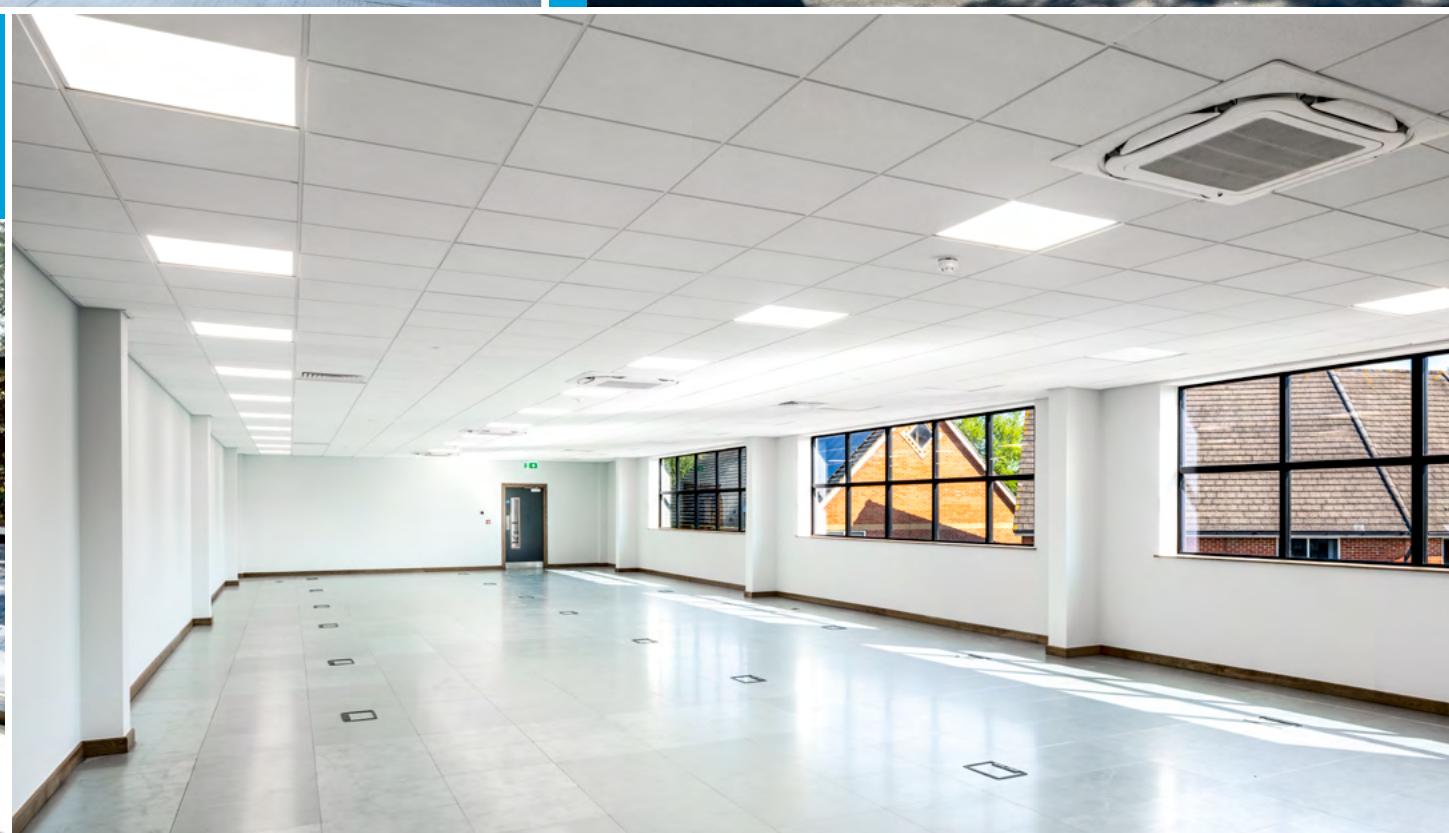
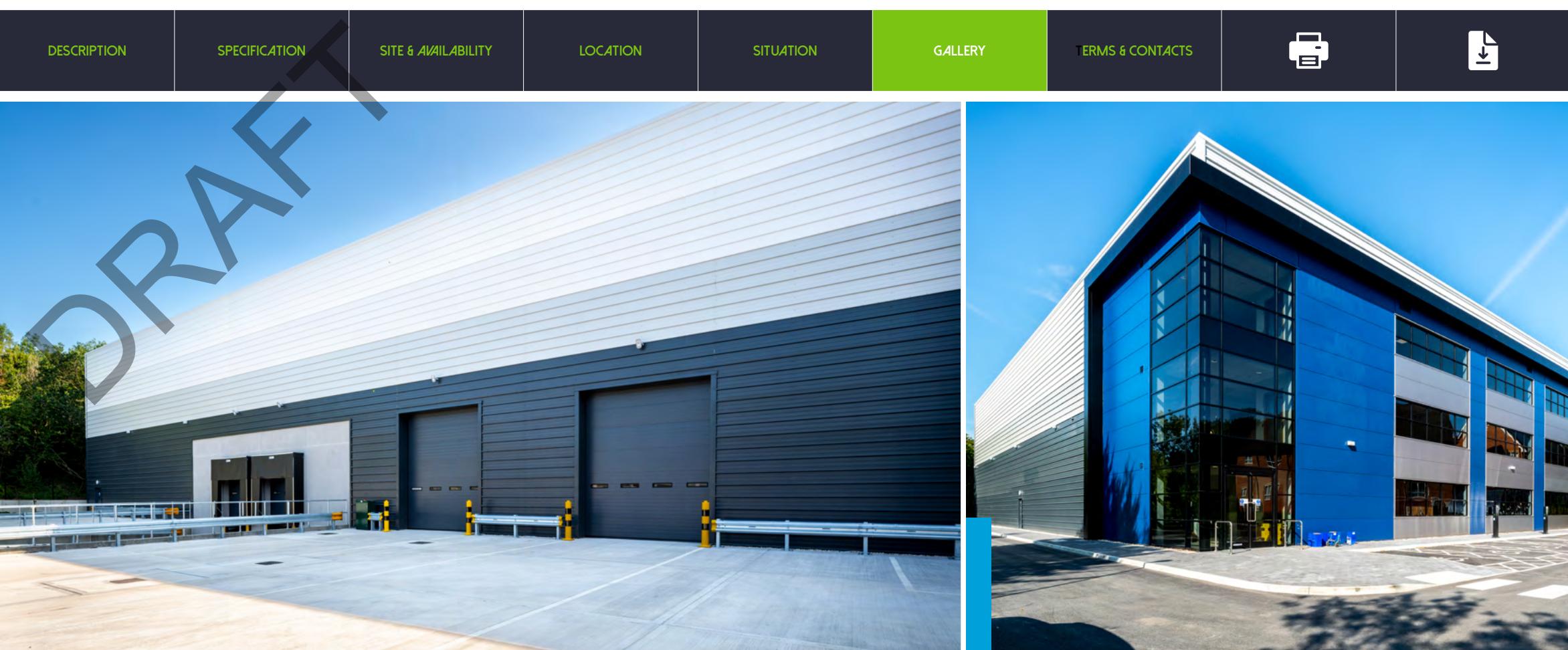


## TRAVEL TIMES



READING IS ON THE ELIZABETH LINE / GWR SERVICES INTO LONDON PADDINGTON IN ONLY 23 MINUTES





**EPC**

Rated A.

**TERMS**

**GEM READING** is available on a new lease to be agreed, direct from the landlord.

**LEGAL COSTS**

Each party to bear their own legal costs.

**PLANS**

Detailed specification and build - documents available upon request.



# FURTHER INFORMATION



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