

DRAFT
/// COMICAL.EAGLES.LOOSE

LOWER EARLEY **READING** RG6 4UT

GENM

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



SHOWER
FACILITIES

BREEAM®

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

DRAFT

SITE PLAN



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
Total GEA Area	41,303	3,838



CEM

50M
YARD
DEPTH

2 GROUND
LEVEL
LOADING
DOORS

ROOF
LIGHT
RATIO
15%

CLEAR
INTERNAL
HEIGHT
10M

FLOOR
LOADING
50KN/M2

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



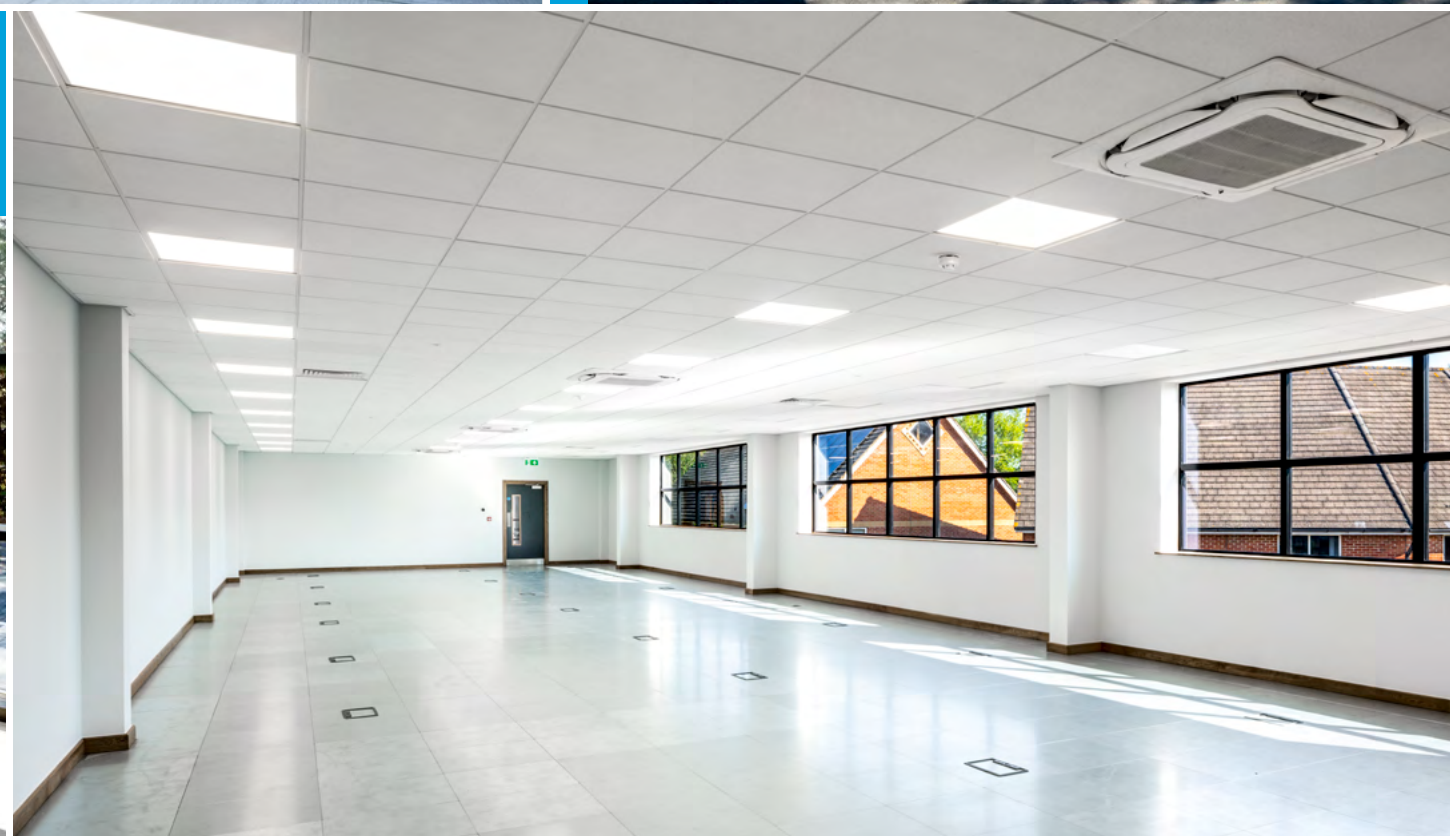
TRAVEL TIMES



Destination	Distance
M4 junction 11	2 Miles
M3 junction 3	15 Miles
Basingstoke	16 Miles
Camberley	16 Miles
Bracknell	17 Miles
Farnborough	18 Miles
Slough	18 Miles
M25 junction 14	20 Miles
Wycombe	23 Miles
Heathrow Airport	25 Miles
Greenford	32 Miles
Swindon	43 Miles

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



TLRE

T: 020 3151 1011
E: info@tlre.co.uk

ED THOMASON

M: 07818 065 276
E: ed.thomason@tlre.co.uk

PAUL LONDRÄ

M: 07779 269 290
E: paul.londra@tlre.co.uk

NEWMARK

JOSH PATER

M: 0778 227 1355
E: joshua.pater@nmrk.com

CHLOE SWEETLAND

M: 07385 933 686
E: chloe.sweetland@nmrk.com

ZACH HEPPNER-LOGAN

T: 0778 722 1412
E: zach.heppner-logan@nmrk.com

Important notice: TLRE and Newmark for itself, the vendors or lessors, of this property for whom it acts, gives notice that the sole purpose of these particulars is to provide outline information on this property, to prospective purchasers or tenants as applicable. Who are solely responsible for making their own investigations or taking independent advice, including the cost of doing so and forming their own view as to the condition of the property its fitness for their requirements and the accuracy or completeness or any description of the statements herein. These particulars do not constitute any recommendation or offer to enter into a contract in regards to the properties above. TLRE and Newmark does not guarantee the description, dimensions references to condition, necessary permissions for use and other occupations contained herein and prospective purchasers or tenants must not rely upon them as statement of fact or representations. Rents quoted may be subject to VAT. Neither TLRE and Newmark nor the vendors of this(these) properties accept any liability or responsibility (whether in negligence or otherwise) arising from loss from using these particulars. Any reference to any plant machinery equipment services fixtures and fittings shall not constitute a representation (unless otherwise expressly stated) as to its state or condition or that it is fulfilling its intended function. Neither TLRE and Newmark, its directors, employees or agents, has any authority to make, and does not make, any representation or warranty or to enter into any contract in relation to the property or properties. February 2026. Designed and produced by Creativeworld 01282 858200.