



Stadium Trade & Business Park

Stadium Way, Reading RG30 6BX

Unit **2**

7,304 sq ft (679 sq m)



TO LET

Strong labour pool
Good access to public transport
Prominent, industrial/warehouse and trade estate

stadiumtradebp.co.uk

Location / Description

Stadium Trade and Business Park is prominently located on Portman Road and Oxford Road, accessed directly off Scours Lane with easy access to both junctions 11 & 12 of the M4 motorway providing direct communications with London, Heathrow Airport and the national motorway network. Unit 2 comprises a mid terrace industrial / warehouse and trade counter unit of steel portal frame construction with excellent car parking and loading.

Features

- Electric loading door 4.1mW x 4.5mH)
- Good natural light
- 6.0m min eaves
- Painted concrete floor
- 8.0m max height
- New roof in 2023
- 3-Phase Power
- Optional office / trade counter

Accommodation

	sq ft	sq m
Warehouse / Trade Counter	7,304	679
Total	7,304	679

Terms

Available by way of a new full repairing lease for a term by arrangement. Alternatively an assignment of the existing lease expiring 17/07/2027 may be available at the passing rent of £87,396 + vat.

EPC

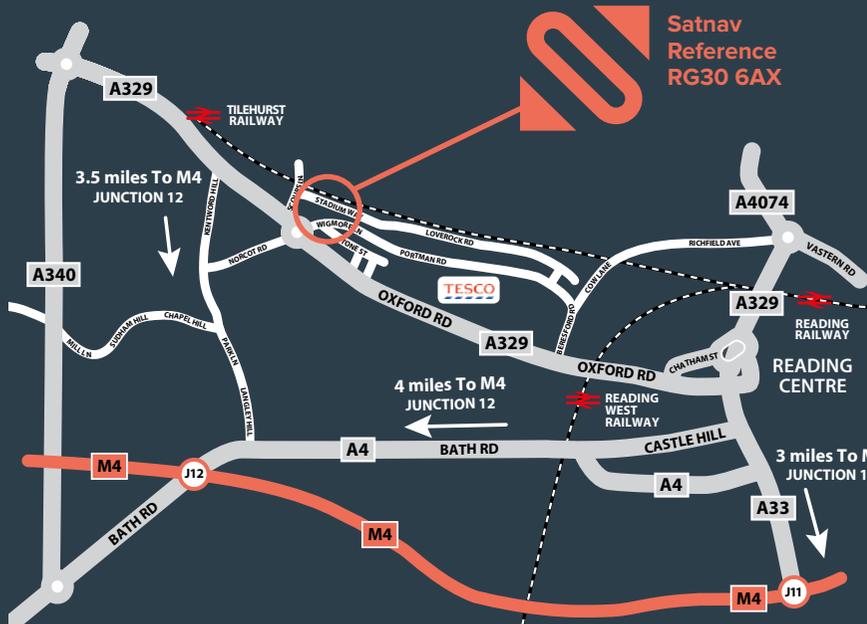
B(46)

Rent

Upon application



Misrepresentation Act 1967. These particulars are not to be considered a formal offer as they are for information purposes only and give a general idea of the type of property. They are not to be taken as forming any part of a resulting contract nor be relied upon as statements or representations of fact. Whilst every care is taken in their preparation no liability can be accepted for their accuracy. March 2026.



Viewing

Strictly by appointment.



0203 151 1011

www.tlre.co.uk

Edward Thomason
et@tlre.co.uk

Paul Londra
pl@tlre.co.uk



0118 921 1515

WWW.HASLAMSCO.UK

Alec White
alecwhite@haslams.co.uk