

/// COMICAL.EAGLES.LOOSE

LOWER EARLEY **READING** RG6 4UT

**OPEN**

**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



GEM

## 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
<b>Total GEA Area</b>	<b>41,303</b>	<b>3,838</b>



# GEM

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





A33 Basingstoke Road

Tesco DC

Aldi

11

To Newbury & Swindon

M4

Hollow Lane

Whitley Wood Road

Oxford Quantum Circuits

A327 Shinfield Road

Eastern Relief Road

Shinfield Studios

To Reading

British Museum Archaeological Research Collection

B3270 Lower Earley Way

Rushey Way

Cutbush Lane East

M4

McDonalds

Chalfont Park

To J10, Slough & Heathrow Airport

Beeston Way

M&S Food

Costa

Lower Earley Day Nursery

Toby Carvery

BP & Subway

B3270 Lower Earley Way



Chalfont Way

Asda Supercentre

Loddon Valley Leisure Centre

Cutbush Lane

Rushey Way





## 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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