



TOTAL PARK THEALE

STATION ROAD, THEALE, READING

SAT NAV RG7 4AA

TWO NEW HIGH QUALITY INDUSTRIAL/WAREHOUSE UNITS

Available Spring 2020

19,618 & 25,590 sq ft
(1,822 & 2,377 sq m)



FOR SALE/TO LET

Two high quality new industrial/warehouse units in a secure environment



TOTAL PARK THEALE

UNIT 1 GIA

Warehouse	15,609 sq ft	1,450 sq m
Grd Fl Office	1,999 sq ft	185 sq m
1st Fl Office	2,010 sq ft	187 sq m
Total	19,618 sq ft	1,822 sq m

25 car parking spaces

UNIT 2 GIA

Warehouse	19,494 sq ft	1,811 sq m
Grd Fl Reception/ Ancillary	970 sq ft	90 sq m
1st Fl Office	5,125 sq ft	476 sq m
Total	25,590 sq ft	2,377 sq m

34 car parking spaces

OVERALL

TOTAL	45,209 sq ft	4,199 sq m
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Station Road Theale Reading RG7 4AA



TOTAL PARK THEALE is superbly located with excellent road connections

DESCRIPTION

Total Park Theale will provide two new high quality industrial/warehouse units which aim to meet the requirements of businesses, within a secure environment.

The accommodation will cater for all occupiers, allowing a business to incorporate their own requirements within an individual unit.

The development will be bounded by a palladin fence, accessed via a security barrier and monitored by CCTV.

LOCAL OCCUPIERS

- 1 Theale Railway Station
- 2 Audatex
- 3 Asmec Centres
- 4 Amazon
- 5 Bunzl
- 6 Arlington Business Park
- 7 KPMG
- 8 Regus
- 9 John Lewis Warehouse
- 10 Westcoast
- 11 Clearswift



SPECIFICATION

Warehouse

- Steel profile clad elevations
- Electrically operated loading doors (5m x 4m)
- Generous yards depths (30m and 28m)
- Allocated car parking spaces
- Three phase electricity supply
- Eaves height 8m
- Floor loading - 40kN/m²

Offices

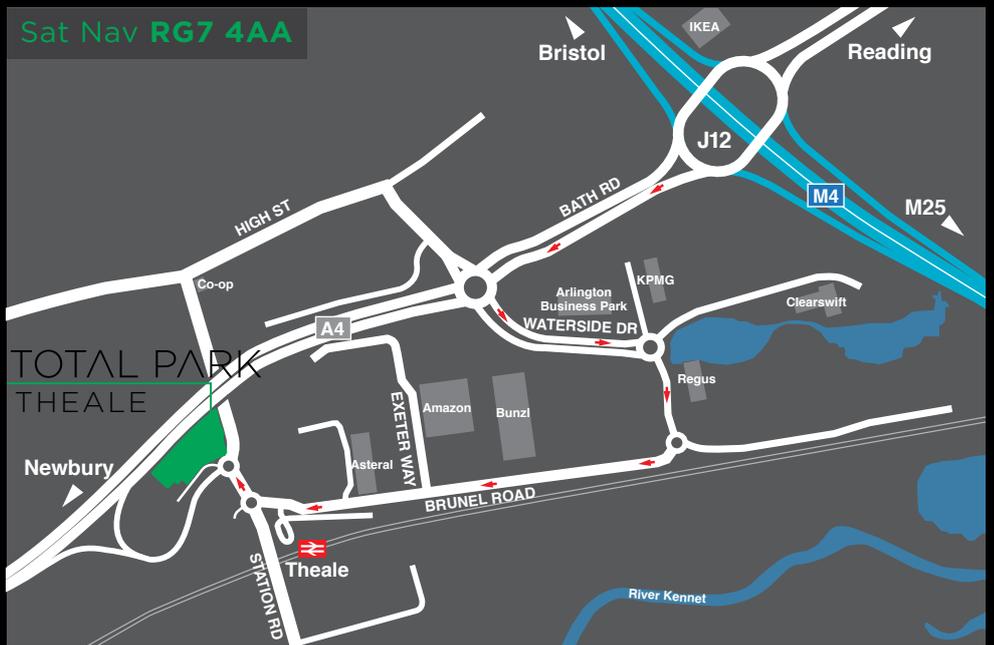
- Fully fitted offices
- Suspended ceilings
- LED lighting
- Fully carpeted
- Double glazed windows
- Raised floor to offices



LOCATION

With unfettered access to Junction 12 of the M4 Motorway 1 mile to the east, Total Park Theale offers highly prominent industrial/warehouse accommodation with frontage onto Station Road and close proximity to Theale Railway Station (25m south) and the amenities of Theale High Street (50m north).

Major conurbations of Reading (9 miles), Newbury (14 miles), Basingstoke (31 miles) and London (45 miles) provide occupiers with a strong skilled labour pool. Access to local amenities, major infrastructure corridors and public transport links have been a significant draw for major warehouse occupiers such as Amazon, John Lewis, Bunzl and Westcoast.



EPC

The EPC rating TBC.

PLANNING

The units have detailed planning consent for B2 and B8 use.

TIMING

The units will be completed in Spring 2020.

TERMS

The premises are available for sale or by way of a new lease on terms to be agreed. Details on application.

DISTANCES

	miles
Junction 12 M4	0.9
Reading	5.0
Heathrow Airport	32
Central London	45
Bristol Airport	82
Birmingham	103

TRAIN TIMES

from Theale Station	mins
Reading	9
Newbury	14
London Paddington	42
Bristol Temple Meads	89
Birmingham New Street	123

Source: National Rail

For further information contact the joint sole agents:



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