SUTTONS UNIT 55

NEWLY REFURBISHED LIGHT INDUSTRIAL/WAREHOUSE UNIT WITH LARGE SECURE YARD

8,147 SQ FT TO LET

SUTTONSBUSINESSPARK.CO.UK

READING | **RG6 1AZ**

///CALLS.RIDERS.APRON

aberdeen Investments

suttonsbusinesspark.co.uk

UNIT 55

Unit 55 is situated within Suttons Business Park, one of Reading's premier industrial and logistics destinations, approximately 1 mile west of Reading Town Centre and within 3 miles of Junction 10 of the M4 via the A329M which is immediately accessible from Suttons Business Park.

The refurbished facility provides a high-quality specification throughout and offers excellent connectivity to the national motorway network, Heathrow Airport and Central London.

Floor	Area	Sq Ft	Sq M
Ground	Warehouse	5,927	550
	Offices	2,220	206
	Total	**8,147**	**756**

Indicative Image

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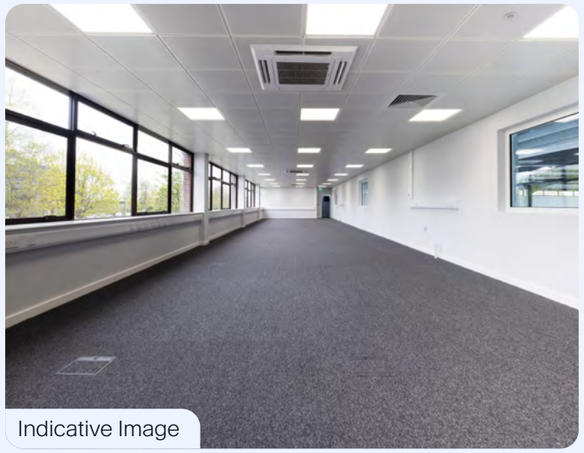

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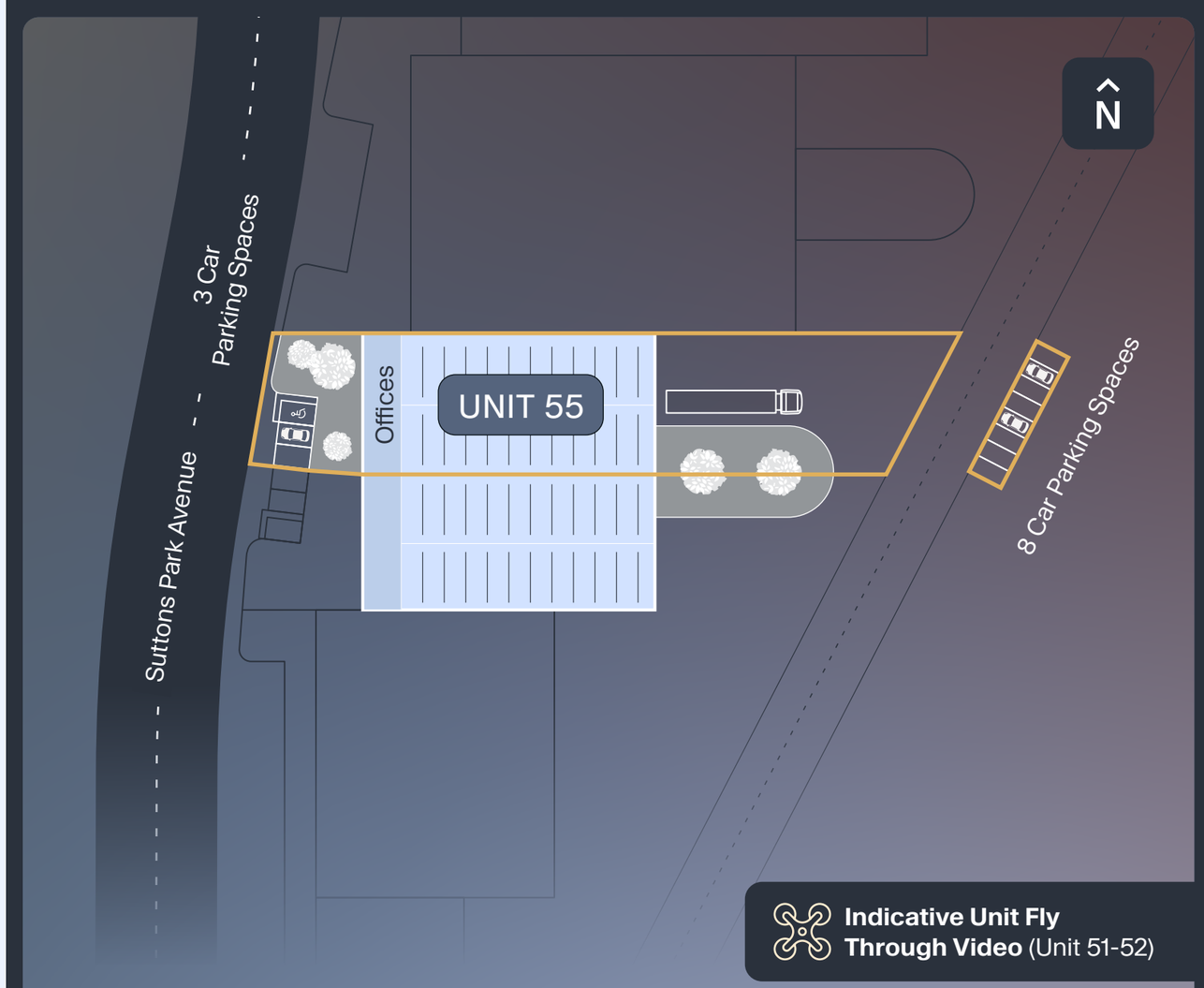

Indicative Unit Fly Through Video (Unit 51-52)

- Secure gated yard
- New electric roller shutter door
- 11 Car parking bays (outside of yard)
- EV Charging points
- 24/7 On-site park security team
- 130 kVA *Potential ability to upscale
- 6.1m Eaves height
- Extended WC and shower block amenities

Suttons Business Park

Unit 26

Unit 25

Suttons Business Park

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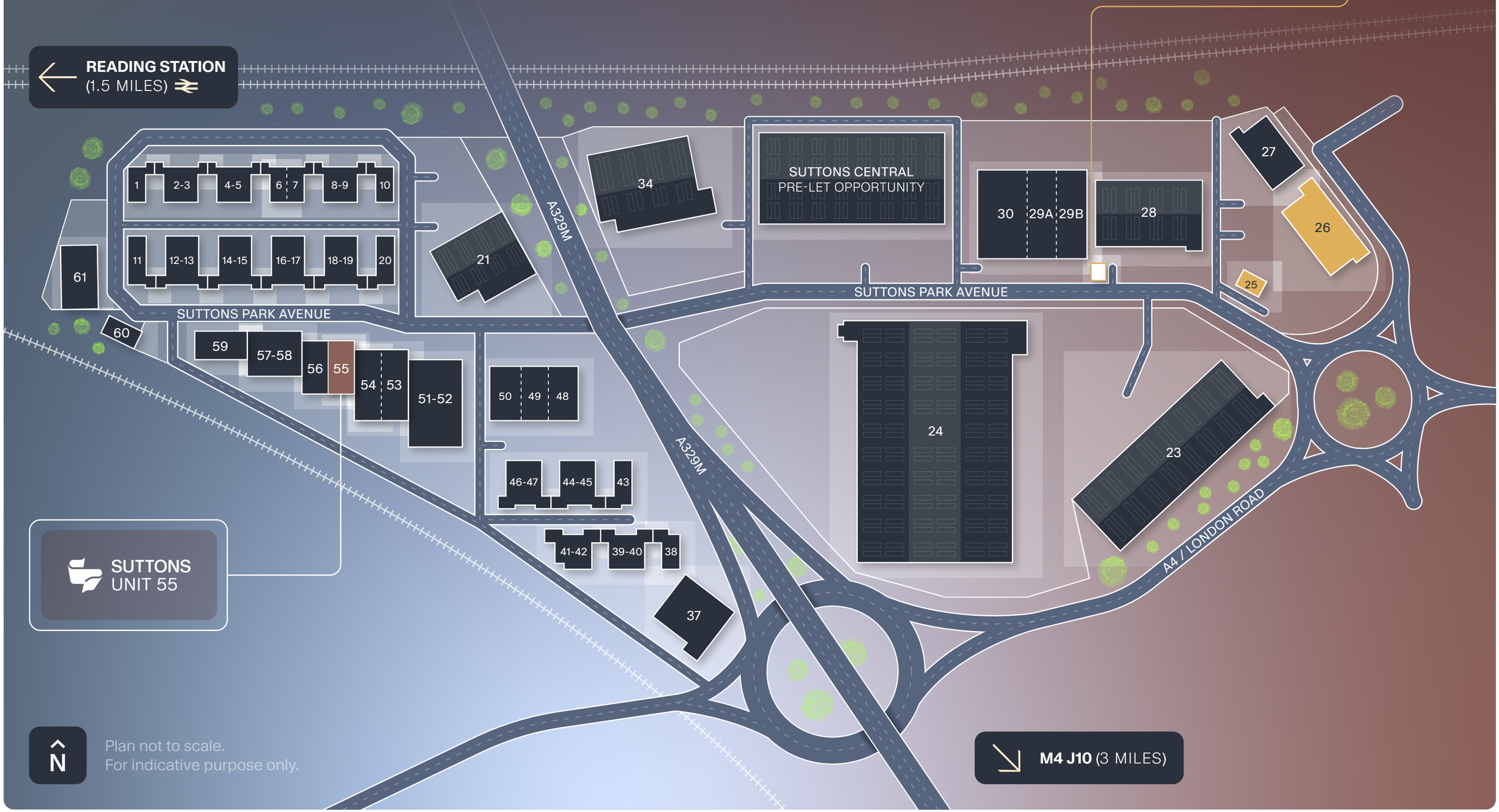
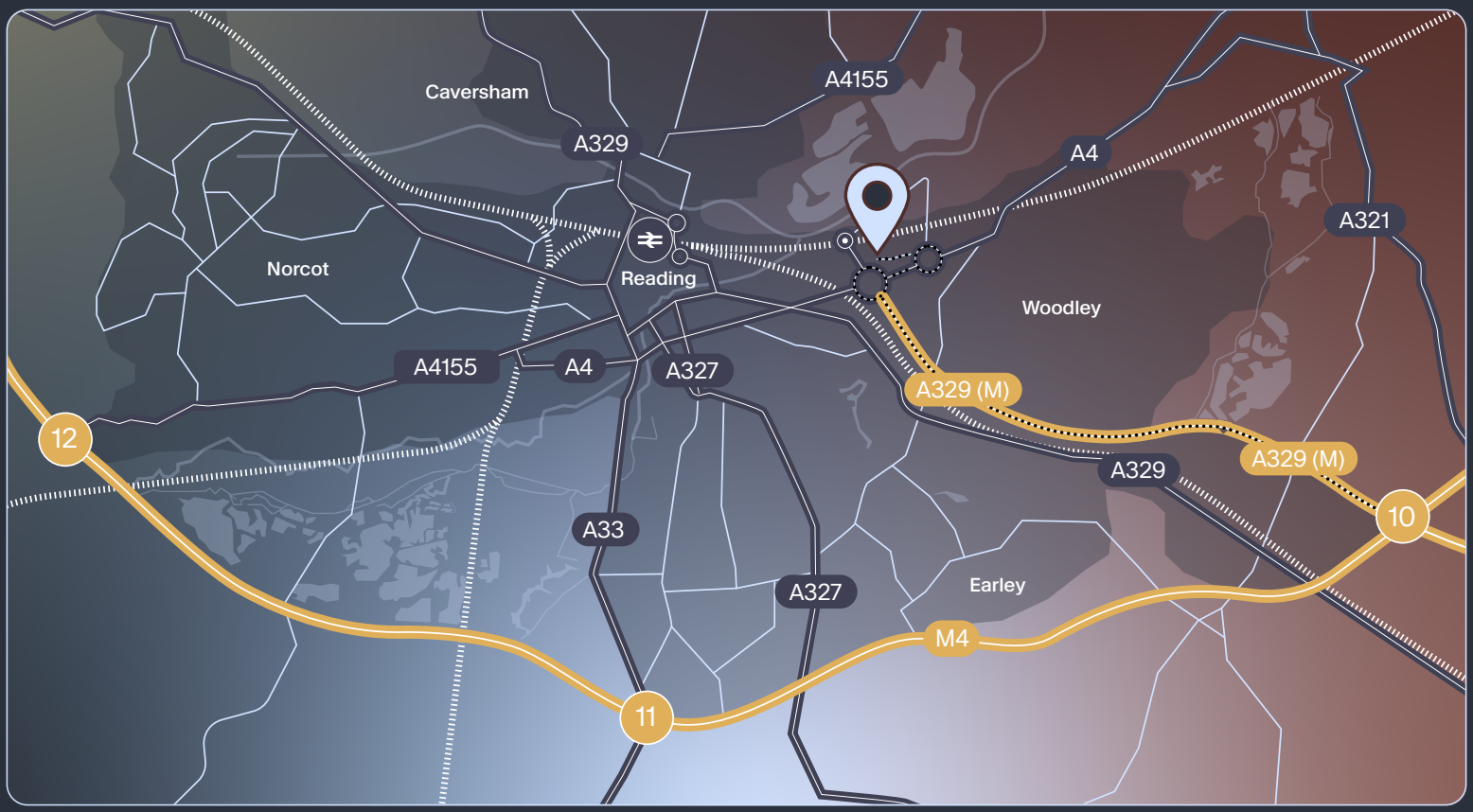
EXCEPTIONAL PARK, **INSPIRED LOCATION.**

Costa Coffee Drive-Thru is located in **unit 25** & ALDI Supermarket in **unit 26**

Suttons Business Park Management & Security Office





Bus Connections

A Bus Connection situated on the boundary of the Park serves routes to nearby towns. There are also frequent services, approximately four buses per hour, to Reading Town Centre and Reading Station.

Road	Times	Distance
Reading	6 Mins	1.5 Miles
M25	25 Mins	24 Miles
Heathrow Airport	30 Mins	26 Miles
Central London	50 Mins	40 Miles
Bristol	70 Mins	80 Miles

Rail	Times
Maidenhead	12 Mins
Paddington	26 Mins
Ealing	45 Mins
Cardiff	94 Mins
Birmingham	97 Mins

173k
Local Population

99k
Economically Active

3k+
Manufacturing Employees

5k+
Logistics Employees

HASLAMS
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Neil Seager
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harrybevins@haslams.co.uk

Terms

The unit is available by way of a new full repairing and insuring lease, on terms to be negotiated. Rent on application.

The accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. Haslams nor any of its employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the Property. Rents quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the Property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements. August 2026.
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