



NEWLY REFURBISHED
LIGHT INDUSTRIAL/WAREHOUSE
UNIT WITH LARGE SECURE YARD
8,167 SQ FT TO LET

SUTTONSBUSINESSPARK.CO.UK

READING | **RG6 1AZ**

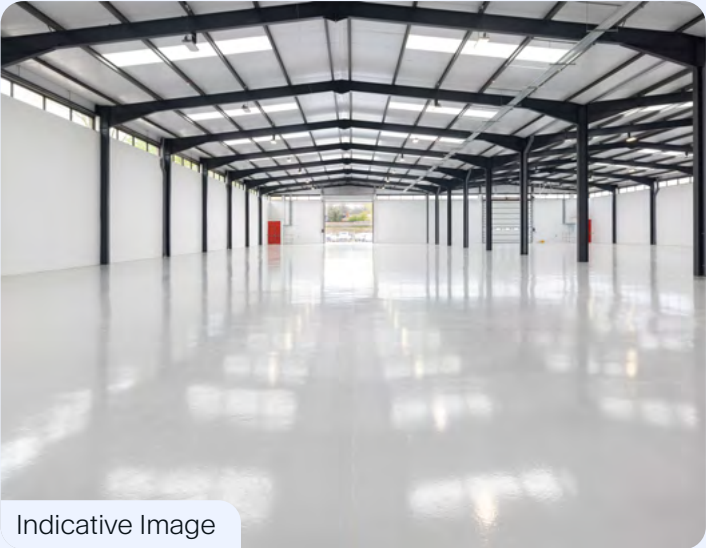
///CALLS.RIDERS.APRON

UNIT 56

Unit 56 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	5,942	552
	Offices	2,225	207
Total		8,167	759



3 Car Parking Spaces

Suttons Park Avenue

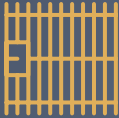
Offices

UNIT 56

8 Car Parking Spaces

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N

Indicative Unit Fly Through Video (Units 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



LED PiR lighting



Suttons Business Park



Unit 26



Unit 25



Suttons Business Park

EXCEPTIONAL PARK,
INSPIRED LOCATION.

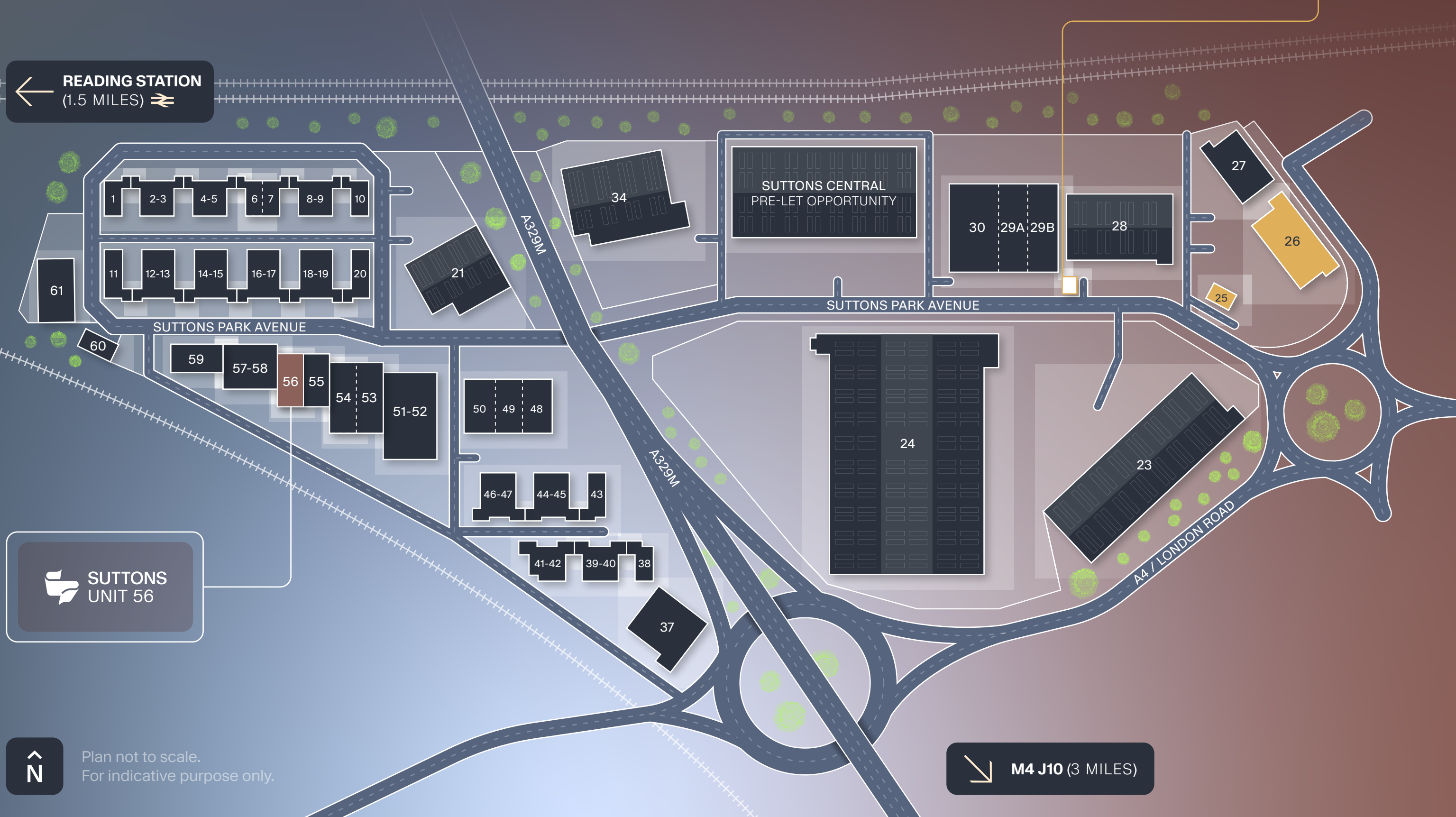


Costa Coffee Drive-Thru is located in **unit 25** & ALDI Supermarket in **unit 26**



Suttons Business
Park Management
& Security Office

← **READING STATION**
(1.5 MILES) ➡

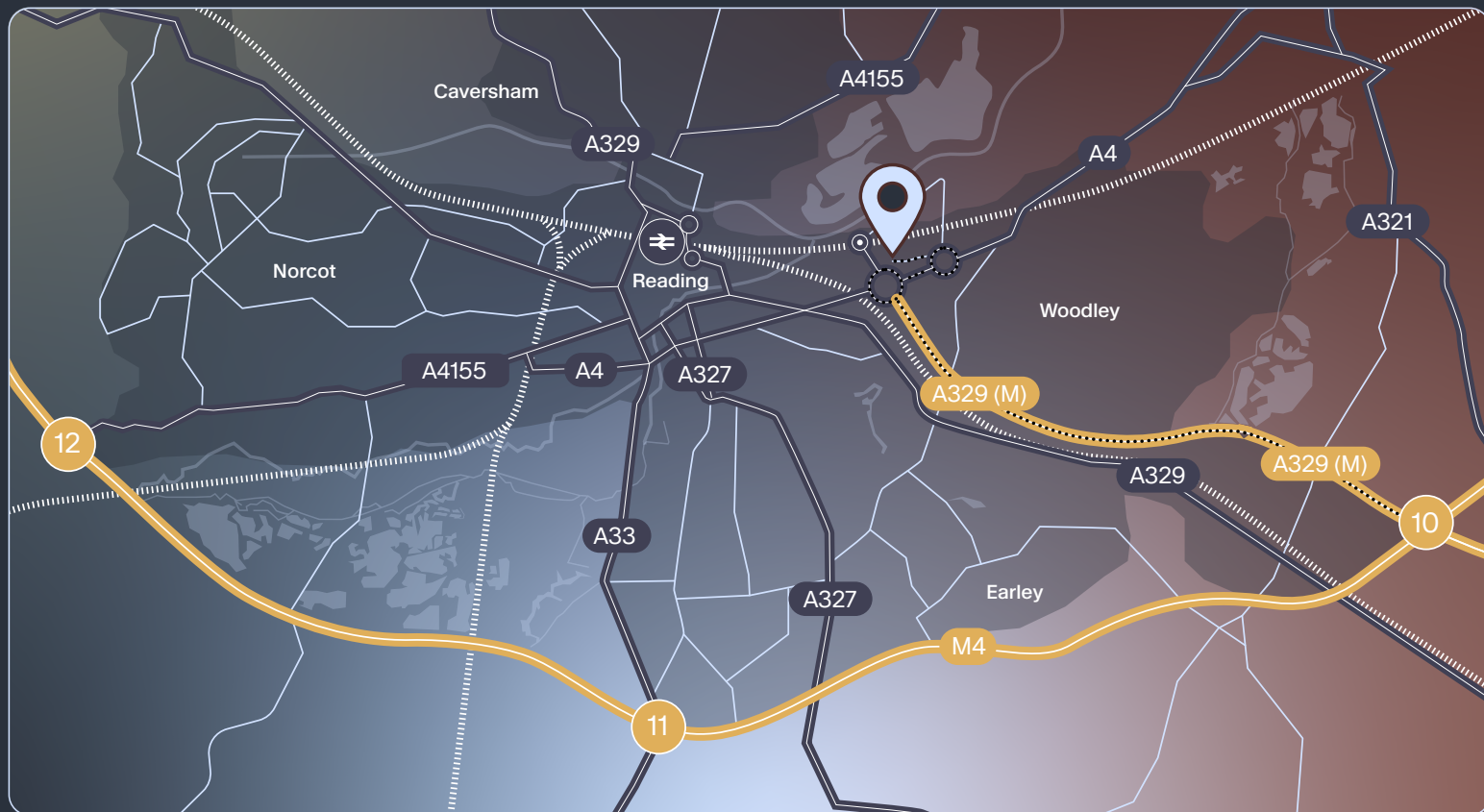


SUTTONS

UNIT 56



M4 J10 (3 MILES)



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	Rail	Times
Reading	6 Mins	1.5 Miles	🚆 Maidenhead	12 Mins
M25	25 Mins	24 Miles	🚆 Paddington	26 Mins
Heathrow Airport	30 Mins	26 Miles	🚆 Ealing	45 Mins
Central London	50 Mins	40 Miles	Cardiff	94 Mins
Bristol	70 Mins	80 Miles	Birmingham	97 Mins

173k



Local
Population

99k



Economically
Active

3k+



Manufacturing
Employees

5k+



Logistics
Employees



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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. Designed by cormackadvertising.com