EASTER PARK
READING

BENYON ROAD • ALDERMASTON • READING • RG7 2PQ

Part of AURORA PARKS

Unit 15
58,065 sq.ft (5,394 sq.m)

Modern warehouse available on 2.5 acres - for occupation in Q2 2027
(Following full refurbishment)

TO LET

Description.

The modern unit built in 2009 extends to c. 58,065 sq.ft (GIA) in total. The unit is to be refurbished, specification available upon request.

The Property includes a breakout/ office area totalling 2,765 sq.ft

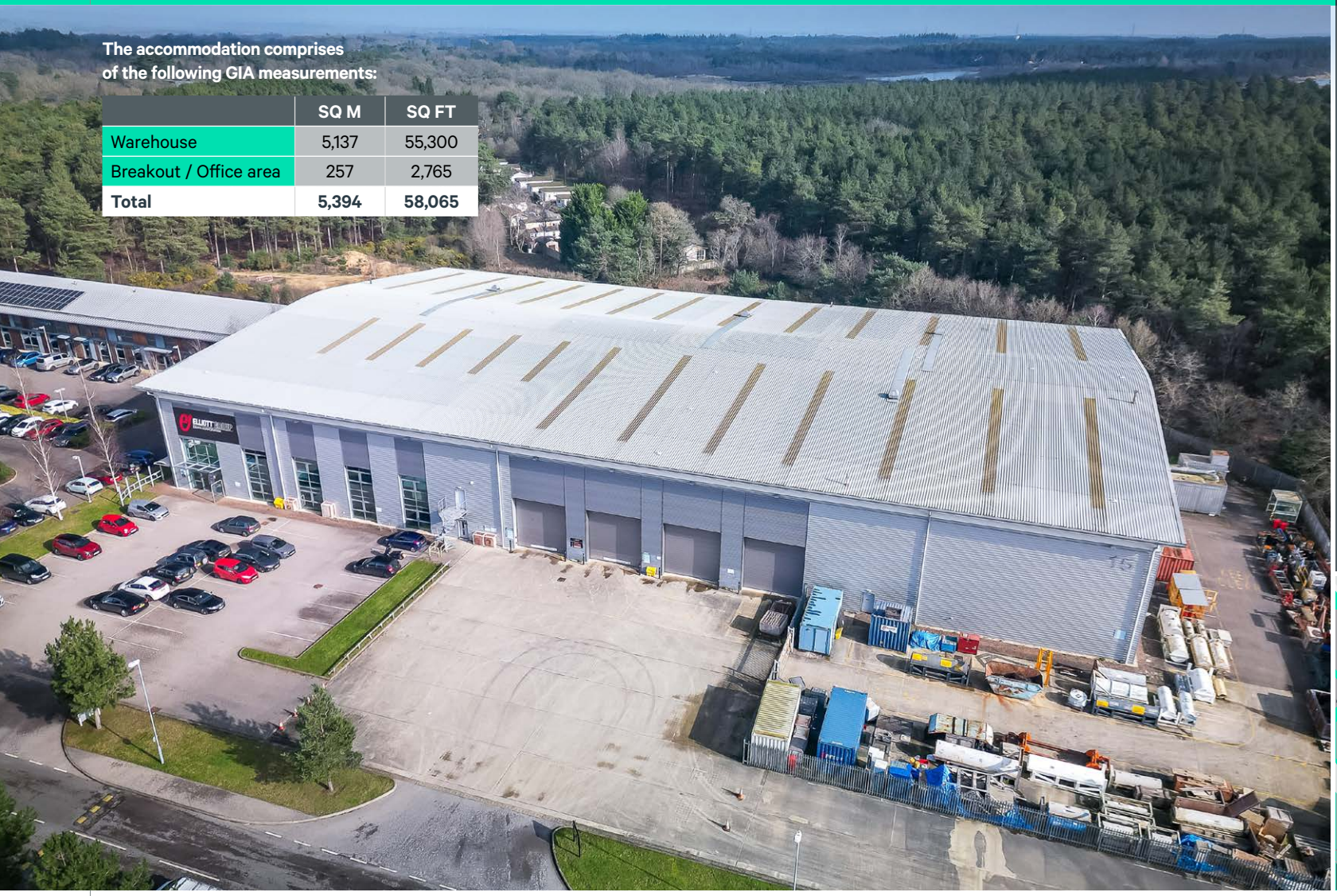
The Property benefits from a secure self-contained yard and parking area.

Floor loading 50kN/m2. EPC: C58 (Targeting EPC A post refurbishment)

Accommodation.

The accommodation comprises of the following GIA measurements:

	SQ M	SQ FT
Warehouse	5,137	55,300
Breakout / Office area	257	2,765
Total	**5,394**	**58,065**



Specification.

- 10M Minimum Eaves Height
- HGV Access
- 5 Level Access Loading Doors
- Generous Car Parking allocation
- 500 kVA Power Capacity
- Secure Yard
- EV Charging
- PV on Roof (to be installed as part of refurbishment)

Location.

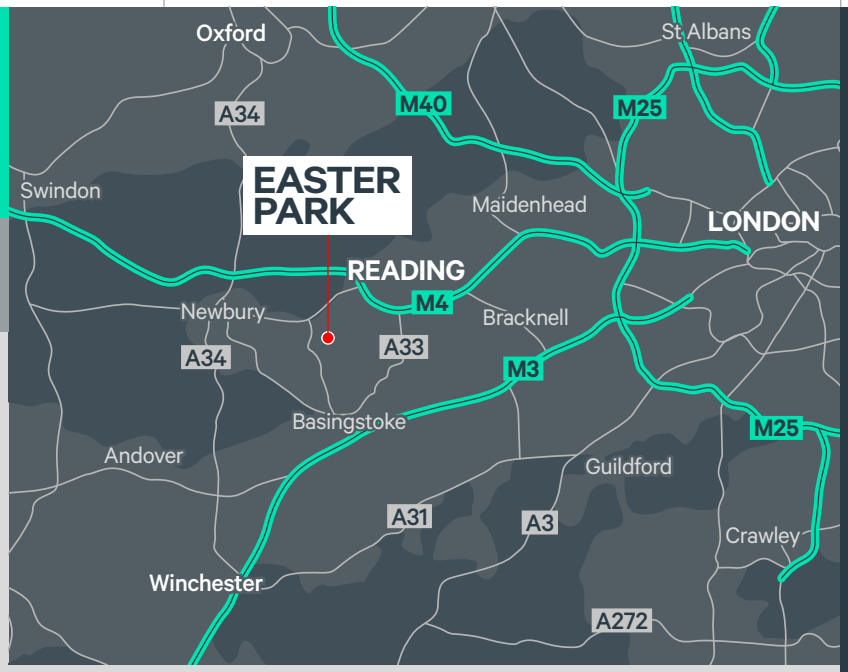
Click here to view Google Maps

What3Words moon.harmony.alike

In terms of location, Easter Park key is situated 7 miles from Junction 12 of the M4. Access to the M3 is from Junction 6 which is 12 miles. The subject unit is also 38 miles from Heathrow Airport.

The Property is located within the popular and attractive Easter Park benefitting from nearby amenities and in close proximity to mainline rail connections with access to Central London within an hour.

HGV DRIVETIMES		
	M4 J11	7.9 miles
	M3 J6	10.5 miles
	M4 J13	13.9 miles



Further Information.

TERMS
Available on a new full repairing and insuring lease terms to be agreed.

RENT
On application.

VAT
All figures quoted are exclusive of VAT.

RATEABLE VALUE
Available upon request.

ENERGY PERFORMANCE CERTIFICATE RATING
C58 (Targeting EPC A post refurbishment).

LEGAL COSTS
Each party to be responsible for their own legal costs incurred in the transaction.

Contact.

For further information or to arrange a viewing please contact the agents:

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IN PARTNERSHIP WITH Hines

Misrepresentation Act 1967 – Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. October 2026

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