SUTTONS
UNIT 6

LIGHT INDUSTRIAL/WAREHOUSE UNIT WITH DEDICATED REAR LOADING AREA

3,555 SQ FT TO LET

SUTTONSBUSINESSPARK.CO.UK

READING | **RG6 1AZ**

///CALLS.RIDERS.APRON



aberdeen Investments

suttonsbusinesspark.co.uk

UNIT 6

Unit 6 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.

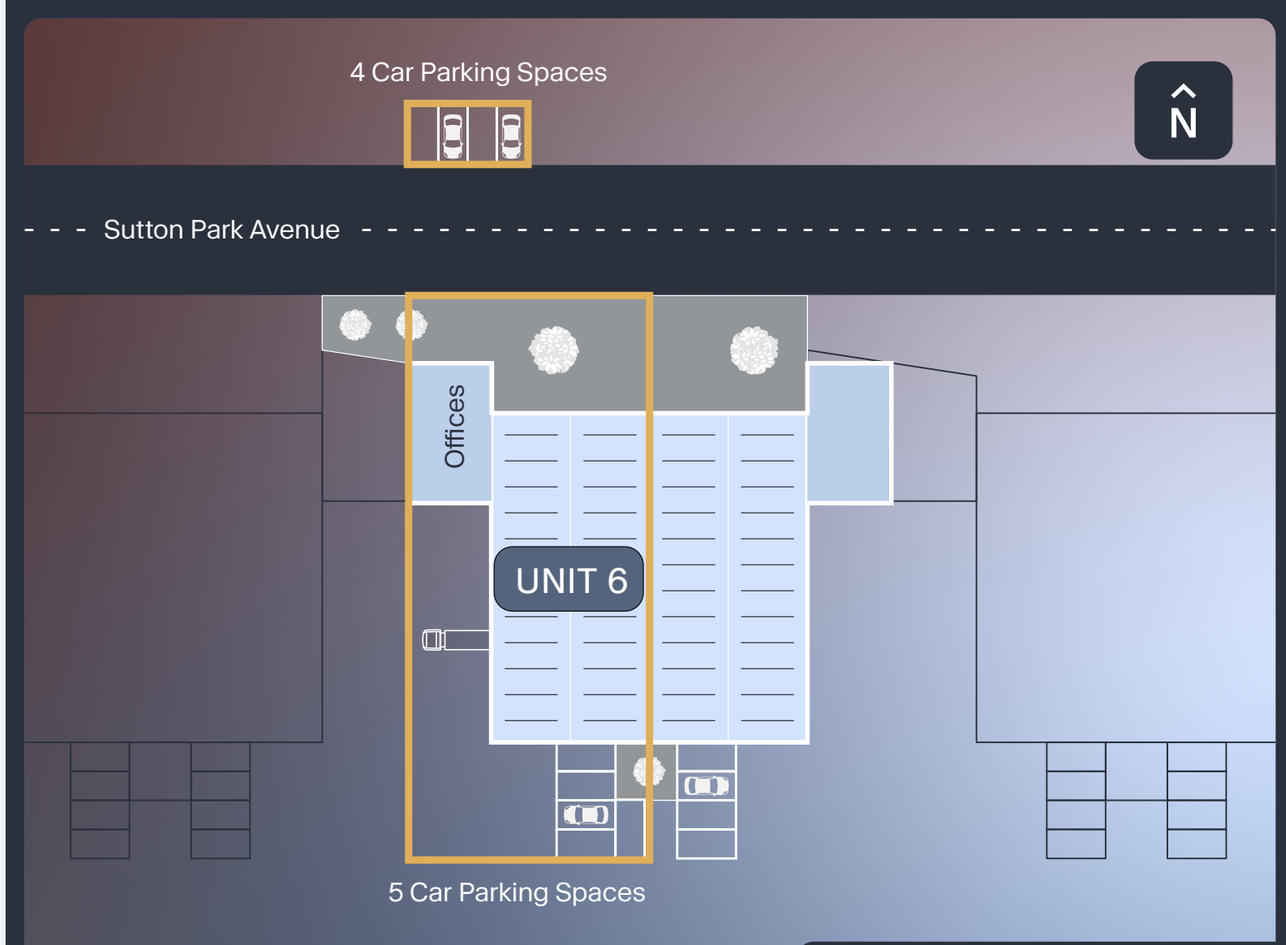
The refurbished facility provides a high-quality specification throughout and offers excellent connectivity to the national motorway network, Heathrow Airport and Central London.

Floor	Area	Sq Ft	Sq M
Ground	Warehouse	-	-
	Offices	-	-
	Total	**3,555**	**330**









Indicative Unit Fly Through Video (Unit 51-52)

- Ability to secure rear loading area
- Electric roller shutter door
- 9 Car parking bays (outside of yard)
- Rarely available agile-sized business unit
- 24/7 On-site park security team
- 100kVA Estimated power supply *Potential ability to upscale
- 4.7m Eaves height
- EPC Rated D



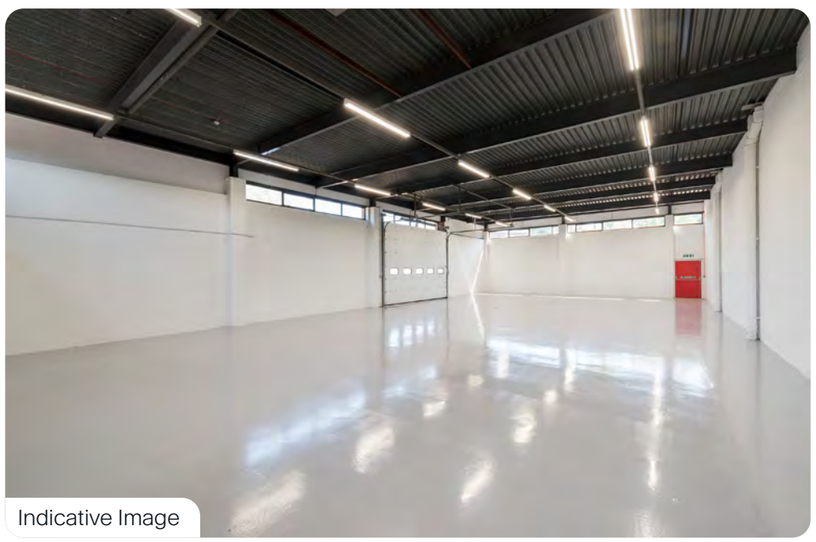
Suttons Business Park



Unit 26



Unit 25



Indicative Image

suttonsbusinesspark.co.uk

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)

1 | 2-3 | 4-5 | 6 | 7 | 8-9 | 10

11 | 12-13 | 14-15 | 16-17 | 18-19 | 20

61

60

SUTTONS PARK AVENUE

59 | 57-58 | 56 | 55 | 54 | 53 | 51-52

50 | 49 | 48

46-47 | 44-45 | 43

41-42 | 39-40 | 38

37

21

34

A329M

SUTTONS CENTRAL
PRE-LET OPPORTUNITY

30 | 29A | 29B

28

27

26

25

SUTTONS PARK AVENUE

24

23

A329M

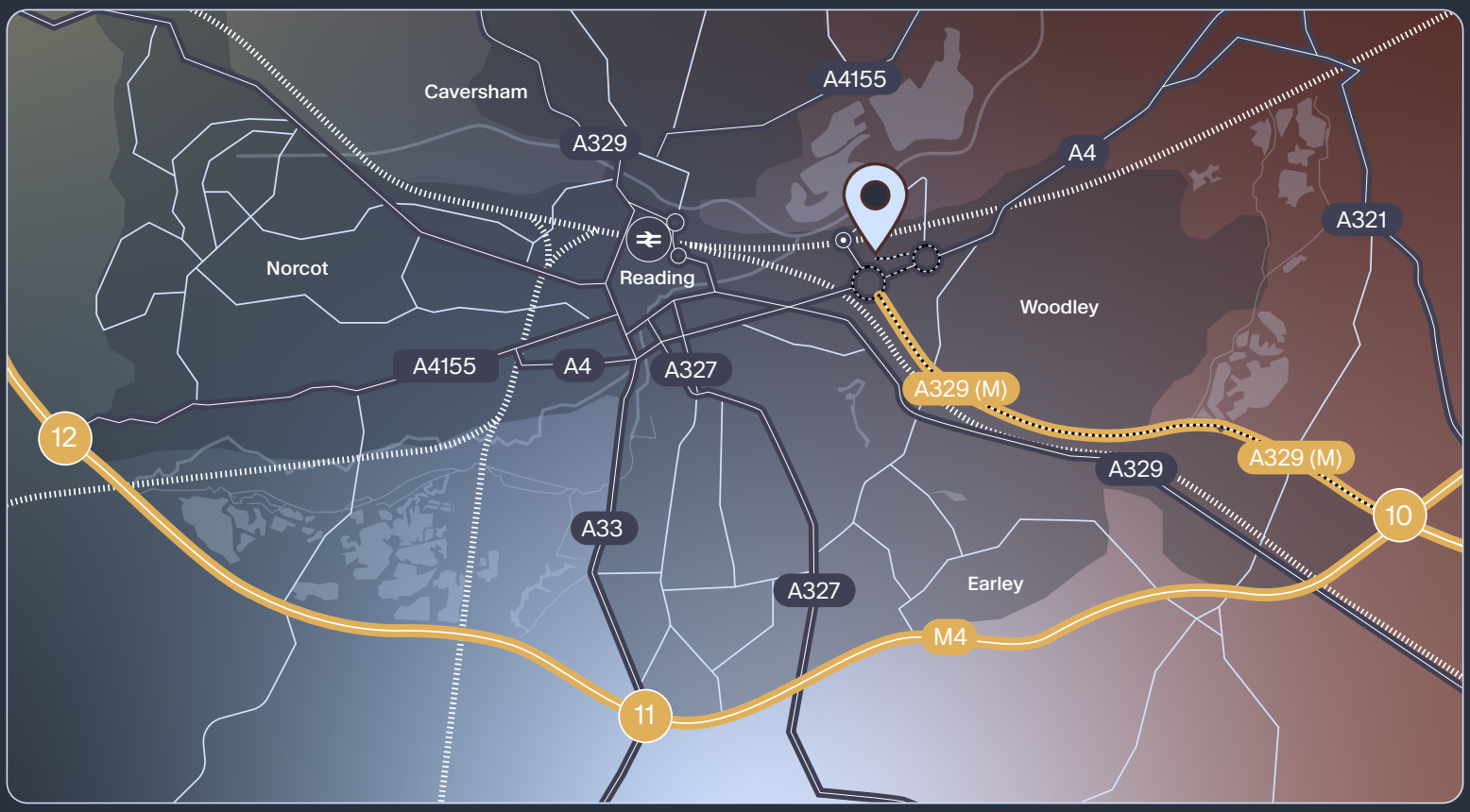
A4 / LONDON ROAD

SUTTONS
UNIT 6

N

Plan not to scale.
For indicative purpose only.

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
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 CHARTERED SURVEYORS
0118 921 1515
WWW.HASLAMS.CO.UK

Neil Seager
07879 600 069
neilseager@haslams.co.uk

Harry Bevins
07725 277 556
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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