SUTTONS CENTRAL

SUTTONS BUSINESS PARK

New Warehouse / Industrial Unit **To Let**
78,730 Sq Ft (7,314 Sq M)

Up to 3.5 MVA Power Immediately Available
Planning Consent Secured for B2 & B8 Use

aberdeen Investments

Suttons Park Avenue,
Reading, RG6 1AZ
suttonscentral.co.uk

The Local Area

Suttons Central is situated centrally within Suttons Business Park, home to an array of world-class brands. Neighbouring the prestigious Thames Valley Park, joining this elite business cluster places your company at the true epicentre of the region's commercial activity.

HGV friendly local infrastructure.

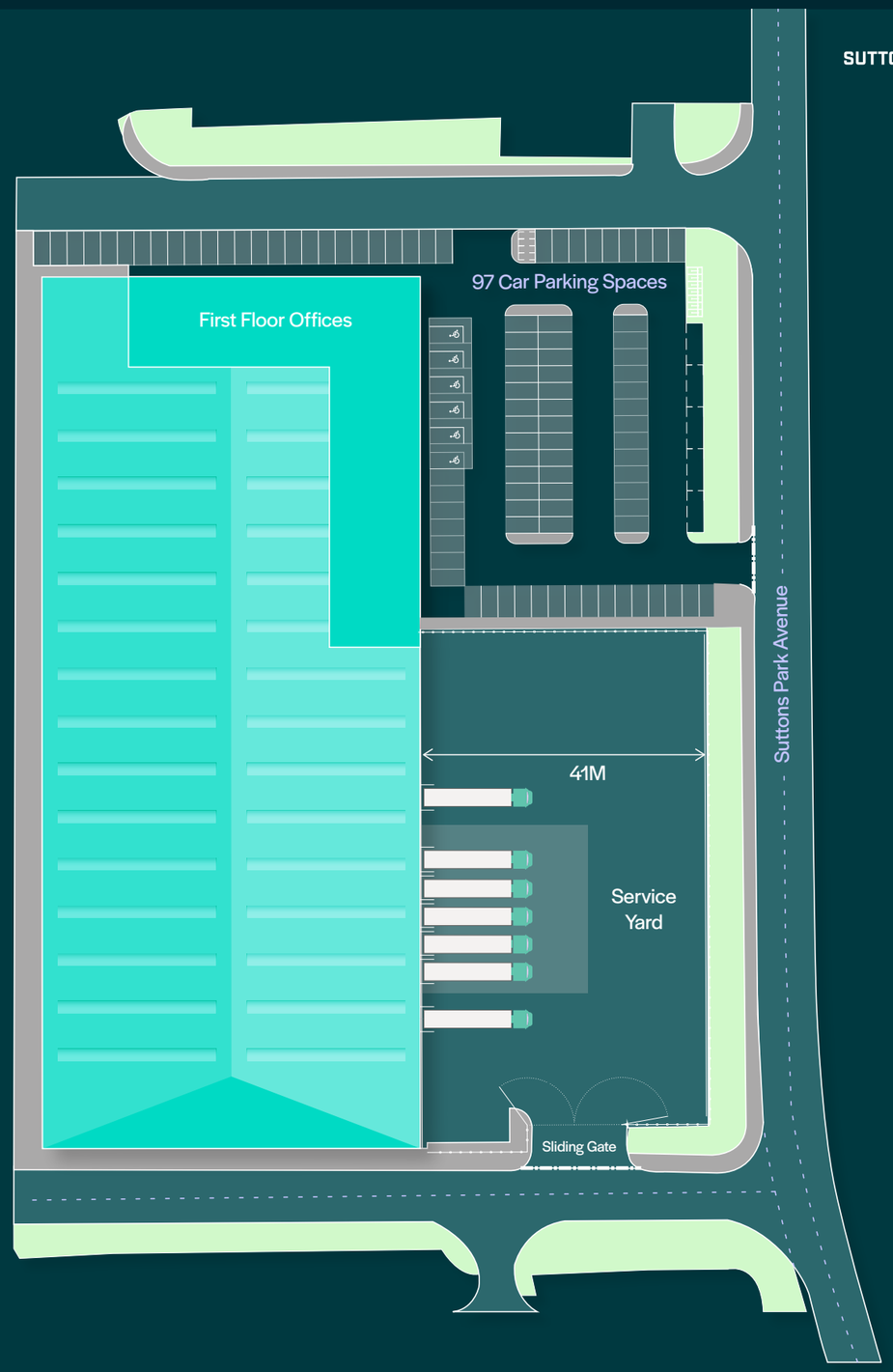
Proximity to the main site entrance for visibility.

Local amenities for a productive workforce.

Suttons Central

Suttons Central, at the heart of Suttons Business Park, is a proposed new 78,730 sq ft warehouse / industrial unit set on a 3.523 acre secure site with a fenced, gated yard and a separate car parking area.

- 14m Height to Haunch
- 5 Dock Loading Doors
- 2 Level Access Doors
- BREEAM Targeted 'Very Good'
- Up to 3.5 MVA Immediately Available
- 41m Yard Depth
- 50kN/m² Floor Loading
- Planning Consent Secured for B2 & B8 Use
- Fully Fitted Office Space
- Self-contained Secure Yard
- 10% Roof Lights
- Separate Access for Car Parking & Yard



Suttons Central	SQ FT	SQ M
Warehouse & Entrance Lobby	69,480	6,455
First Floor Offices	9,250	859
Total	**78,730**	**7,314**
Site Area		**3.523 Acres**

Approximate gross external area

Suttons Business Park

Suttons Central is a strategically integrated part of a thriving commercial ecosystem on Suttons Business Park. Positioned to support both operational efficiency and employee well-being, the surrounding area provides the perfect foundation for your business to grow.

Planning

The site has detailed planning consent for the unit design as highlighted and allows for warehouse and industrial uses. The opportunity can be achieved within 12 months of exchanging an Agreement for Lease.

Environmental Excellence & Natural Ecology

A low-density business park with extensive planting and green spaces helps to foster local biodiversity, naturally mitigating urban heat, and seamlessly integrating the BREEAM 'Very Good' (targeted) industrial facility into its surrounding greenbelt corridor.

Market Positioning & Delivery

Suttons Central represents a rare opportunity to secure a brand-new, self-contained industrial and logistics headquarters tailored to modern operational demands. Available off-plan within approximately 12 months, it offers an optimal blend of scale, speed-to-market, and class-leading technical specifications.

Location and Connectivity

Suttons Central occupies a prime logistics position at the immediate end of the A329(M), unlocking swift, direct access to the national motorway network. Strategically positioned for multi-regional distribution, the site provides seamless routes to major UK cities, commercial hubs, and international gateways.

Labour and Demographics

A move to Suttons Central positions your business within one of the UK's most dynamic, highly skilled talent pools. The site's central location ensures access to a diverse workforce capable of supporting high-tech manufacturing, engineering, and rapid logistics operations.

Accelerate your logistics network and tap into a world-class workforce.

182,907

Population of Reading

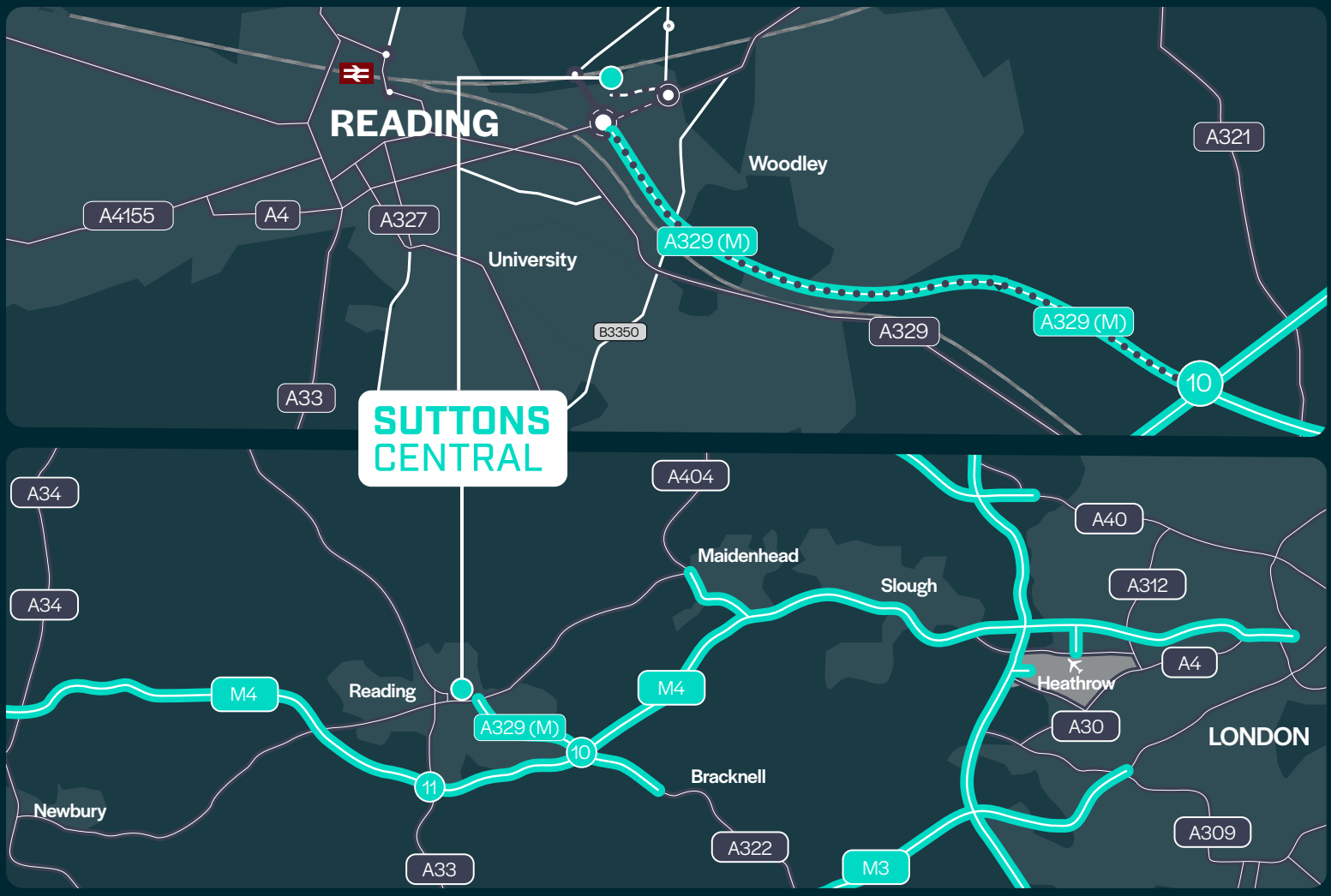
121,000

Economically active population

6,000

Employed in transport & storage

Source: Nomis 2026



Location and Connectivity

Suttons Central is located centrally on the 51 acre Suttons Business Park which is situated in a prime location at the end of the A329 (M) within 3 miles of Junction 10 of the M4 providing swift access to the national motorway network. Reading town centre is approximately 1.5 miles to the west. Reading train station provides direct access to London Paddington in 25 mins.

Terms:
The opportunity is available to let on a new full repairing and insuring lease.

Suttons Park Avenue, Reading, RG6 1AZ
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M4 Junction 10	3 miles	6 mins
Reading Town Centre	1.5 miles	4 mins
M25 Junction 15	22 miles	23 mins
Heathrow Airport	25 miles	26 mins
A34	26 miles	27 mins
Central London	40 miles	50 mins
Bristol	88 miles	80 mins
Birmingham	110 miles	110 mins

For further information please contact the leasing agents:

DTRE
020 3328 9080
www.dtre.com

Maddie Moriarty
maddie.moriarty@dtre.com

Richard Harman
richard.harman@dtre.com

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

Neil Seager
neilseager@haslams.co.uk

Harry Bevins
harrybevins@haslams.co.uk

suttonscentral.co.uk

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