Mileway

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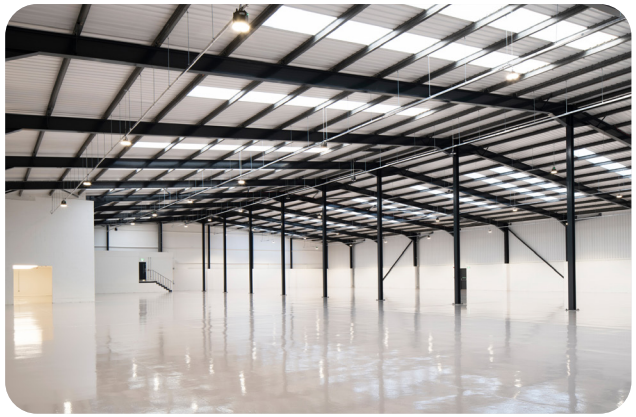
Deacon Way

1-3 Deacon Way,
Reading, RG30 6AZ

Self-contained warehouse
Available to let | 26,706 sq ft

Refurbishment Completed Dec 2025



Self-contained warehouse

The detached unit is of steel profi le clad and brick elevations under pitched roof with translucent roof panels. The height of the warehouse element of the property is 5.2m at eaves rising to 7.5m to the apex. There are two level access loading doors servicing a good sized secure yard and car park.

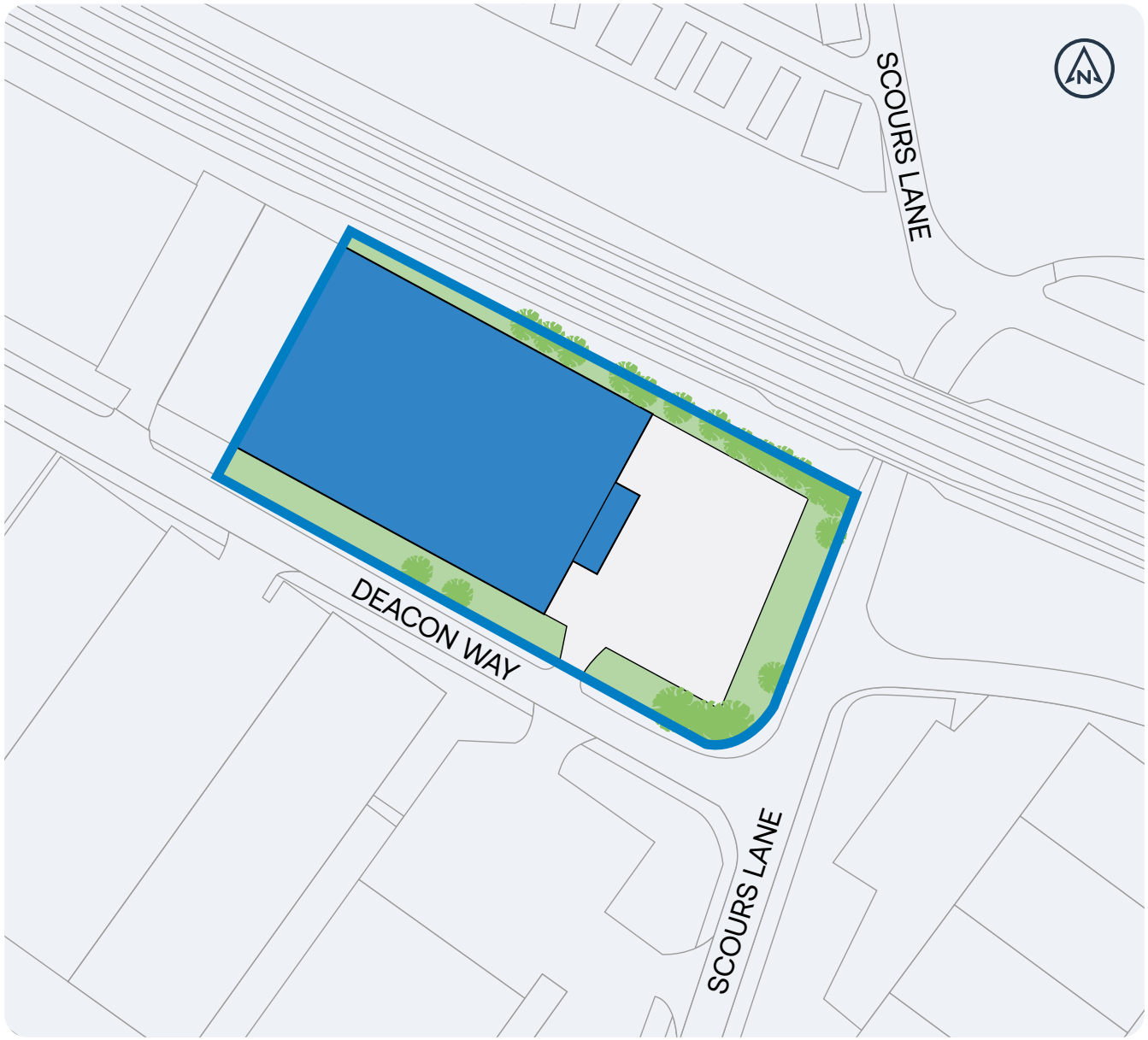
The internal image depicts a visual representation of a warehouse refurbished to Mileway standards. This photograph is to give potential customers a visual indication of the expected quality of the warehouse once refurbished.

Self-contained warehouse

26,706 sq ft

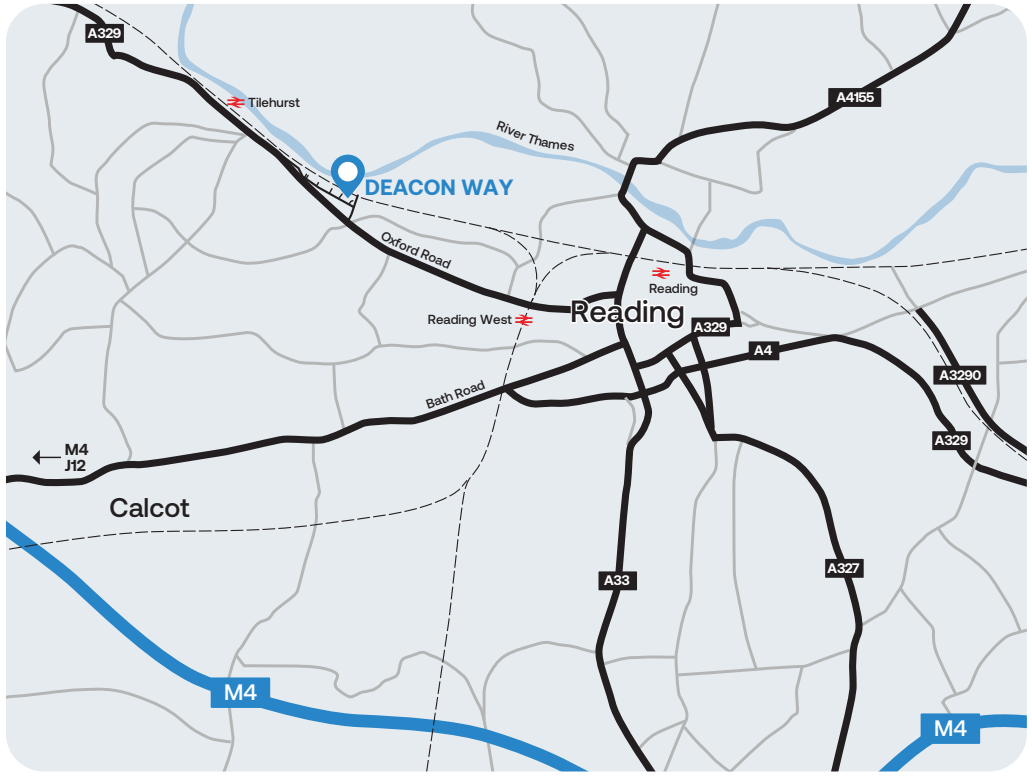
- Three-phase power
- Ready for occupation Q3 2025
- 2 EV Charging Points
- LED lighting
- Secure self-contained yard (35m x 85m)
- To be refurbished
- 5.2m clear height, 7.5m to the apex
- 2 electric loading doors
- Suitable for classes B1c, B2 and B8
- Junction 12 of the M4 is approx 3.5 miles away

Site plan & accommodation



Unit	Area (sq ft)	Area (sq m)
Warehouse	23,085	2,145
Office	3,621	336
Total	**26,706**	**2,481**

Location



The property is situated in an established West Reading industrial location, prominently positioned on the corner of Deacon Way and Scours Lane.

By Road

North of the A329 Oxford Road, and around 2 miles to the west of Reading town centre. Junction 12 of the M4 is approximately 3.5 miles away.

By Bus

A 14 minute journey from central Reading via the 143 / 16 / 17 bus.

By Rail

One mile from Tilehurst train station and a 9 minute drive from Reading station which offers regular services in and out of London Paddington with a 24 minute journey time.

By Air

Heathrow Airport is located 27 miles to the East, with strong access via the Elizabeth Line to Reading station.

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Book a viewing

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Further information:

VAT
All figures quoted are exclusive of VAT at the prevailing rates.

EPC
EPC rating is B.

Business Rates
Each party to be responsible for their own business rates and should make their own enquiries to verify the rates payable.

Terms
Available on a new full repairing and insuring lease.

Anti-Money Laundering Regulations
Anti-Money Laundering Regulations In order to discharge its legal obligations, including under applicable anti-money laundering regulations, the successful applicant will agree to provide certain information when Heads of Terms are agreed.

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