

**LAST TWO  
REMAINING UNITS**



**READING  
TRADE  
CENTRE**

## **NEW WAREHOUSE UNITS**

**AVAILABLE TO LET FROM 4,338 – 4,389 sq ft**

- 2 MILE DRIVE TO M4 JUNCTION 11
- 6M CLEAR EAVES HEIGHT
- NEW BUS LANE COMING SOON
- 10 MINUTE RIVER WALK INTO TOWN CENTRE

Fronting Rose Kiln Lane (A33 Relief Road)  
Reading RG2 0JZ

**READINGTRADECENTRE.CO.UK**



## SPECIFICATION

- Clear span warehouse units
- 6m clear height (to underside of haunch)
- Floor loading 37.5Kn / sq m
- Electrically operated loading door
- Partially glazed frontage
- Allocated parking
- Dedicated loading bay
- Ability to install ground and first floor offices
- The estate has 24/7 unrestricted access
- Prominent estate totem pole

## TERMS

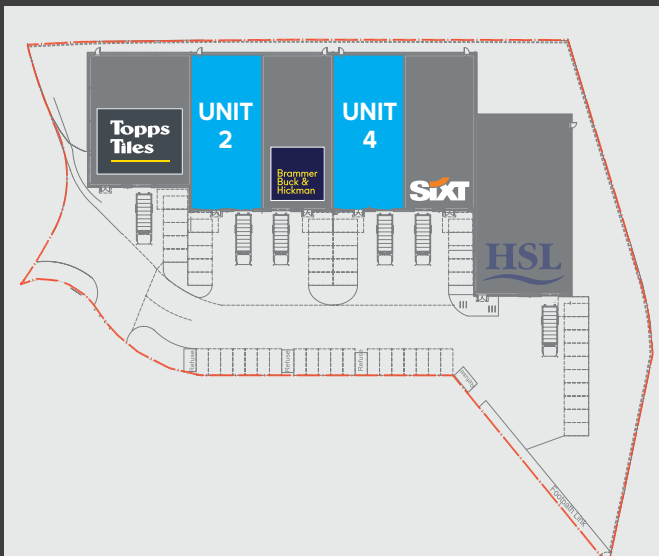
Each unit is available on a new Full Repairing and Insuring lease, on terms to be agreed.

## DESCRIPTION

Reading Trade Centre comprises a terrace of six warehouse units with partially glazed frontages, allocated parking and designated loading bays.

The units are of steel portal frame construction under a pitched insulated roof with profiled metal cladding.





## ACCOMMODATION

The units provide the following approximate gross external floor areas:

	sq ft	sq m	parking
Unit 1			Topps Tiles
Unit 2	4,338	403	6 spaces
Unit 3			Brammer
Unit 4	4,389	408	6 spaces
Unit 5			Sixt
Unit 6			HSL Comfort Experts



## LOCATION

Reading Trade Centre is prominently positioned on the busy A33 Reading Relief Road (Rose Kiln Lane) approximately 2 mile from both the M4, Junction 11, and Reading Town Centre.

Reading Station is located 1.3 miles to the north of the scheme.

On a prime pitch at the heart of the A33 corridor, with excellent accessibility. Local occupiers include Porcelanosa, Honda, Big Yellow, Magnet, Home Bargains, Matalan and Harveys.

## BY RAIL

minutes\*

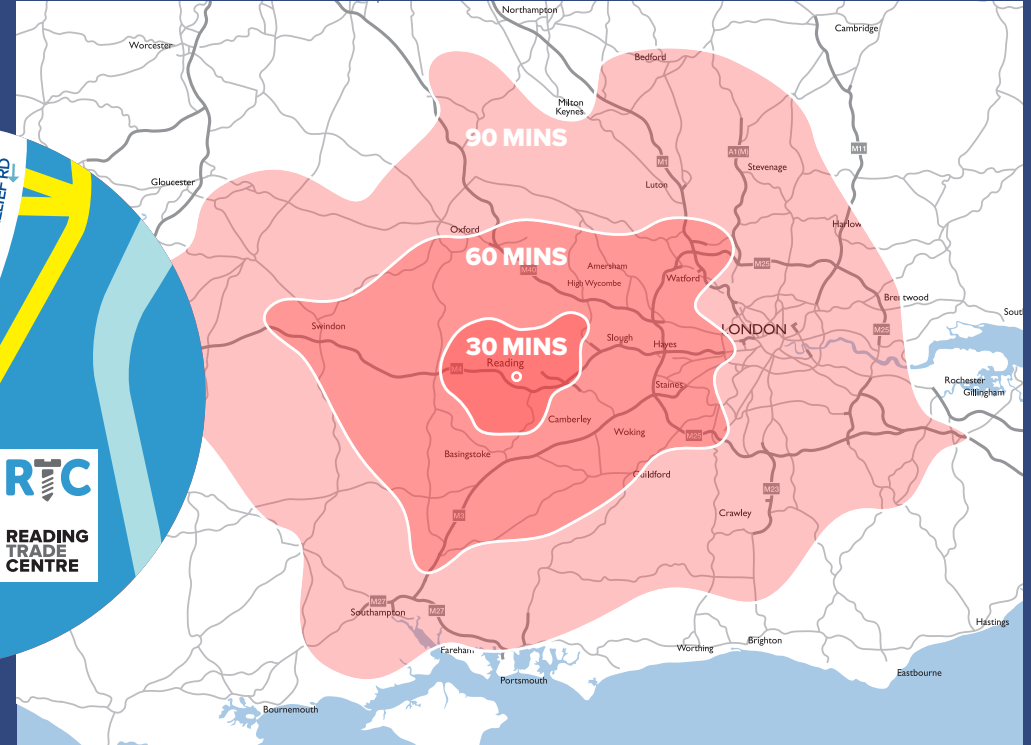
London (Paddington) °	25
Slough	22
Oxford	24
Heathrow Central	38
Southampton	49

\* Times from Reading Station. Source: National Rail Enquiries.

° Direct Crossrail link to London opening 2022.



## DRIVE TIMES



**AT THE HEART  
OF THE A33**

**2 MILES  
TO THE M4**

**EXCELLENT  
ACCESSIBILITY**

**1 MILE  
TO READING  
TOWN CENTRE**



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