

WAREHOUSE / TRADE
COUNTER UNIT
3,703 – 7,515 SQ FT
TO LET



**TRADE
CITY**
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M4

B3031

A33

M4 J11

M4

LIGHT INDUSTRIAL & WAREHOUSE UNIT



6.5m clear height



Adjacent to J11 M4



Grade A specification



Glazed frontages



Electric roller shutter doors



Within new mixed use retail and leisure development



B1(c), B2, B8 uses



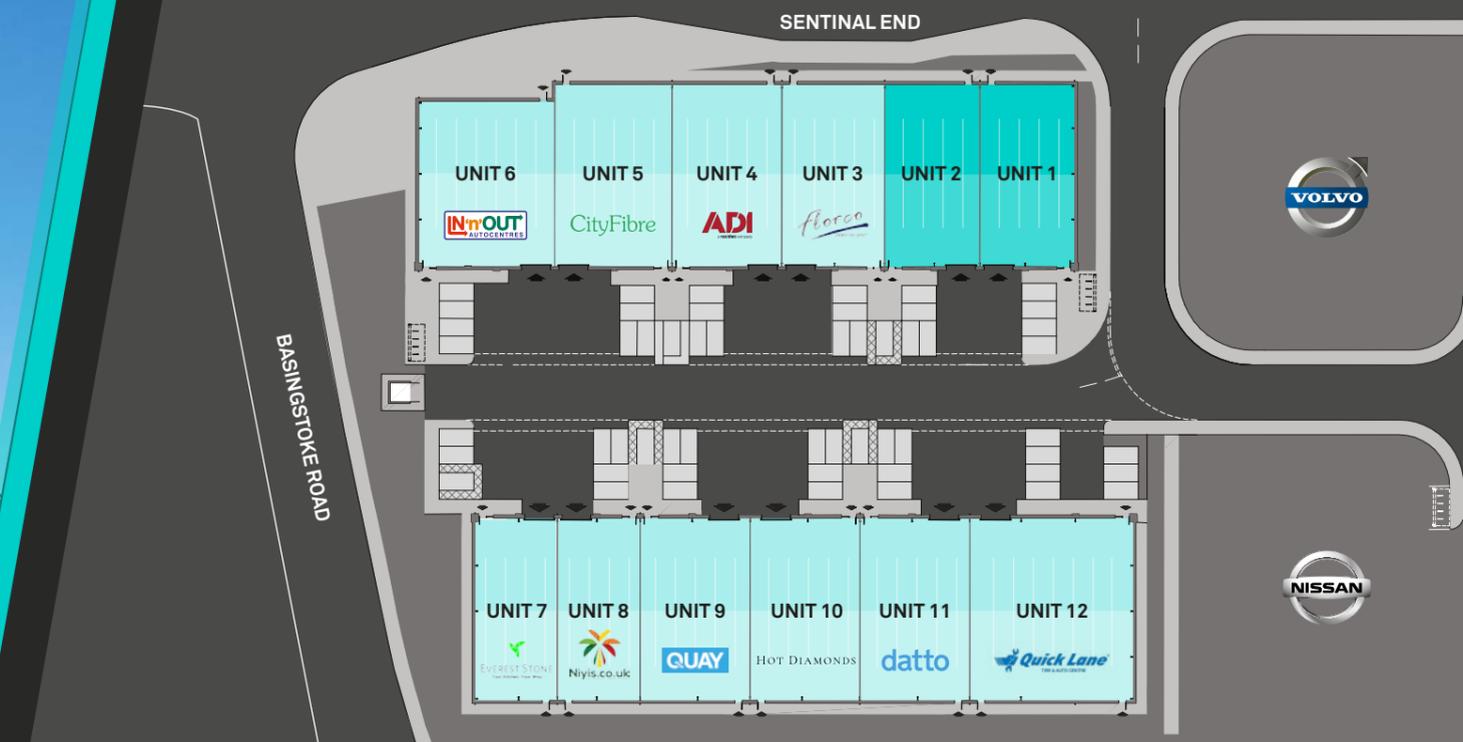
Ancillary retail consent



Secure site



Ability to combine



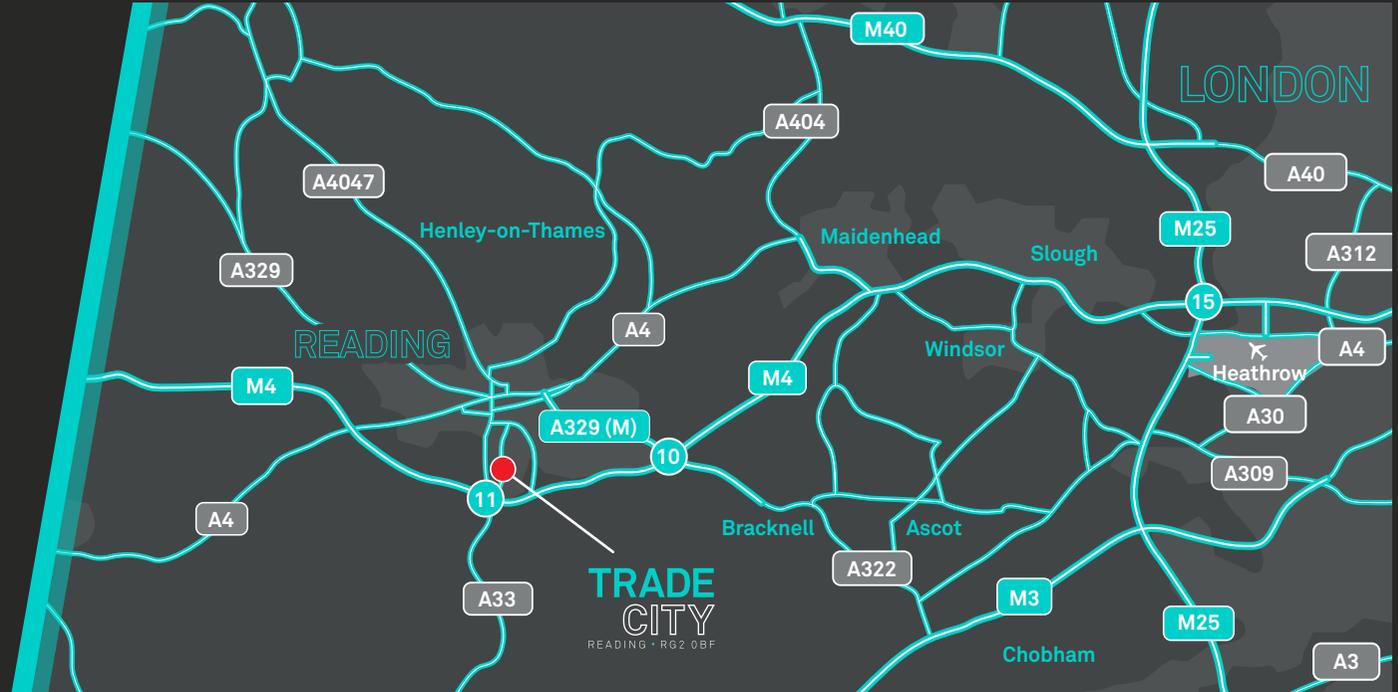
NEARBY OCCUPIERS:



	Sq Ft	Sq M		Sq Ft	Sq M
Unit 1	3,812	354	Unit 2	3,703	344
Unit 3	Let to Florco (Headlam Group)		Unit 8	Let to NIYIS Ltd	
Unit 4	Let to ADI Global Distribution		Unit 9	Let to Quay Plastics	
Unit 5	Let to CityFibre Ltd		Unit 10	Let to Hot Diamonds	
Unit 6	Let to In 'N' Out Autocentres		Unit 11	Let to Datto Ltd	
Unit 7	Let to Everest Stone Ltd		Unit 12	Let to Quick Lane	

DRIVE TIMES

Destination	Distance	Time
M4 Junction 11	0.6 miles	2 mins
Reading Town Centre	2.9 miles	8 mins
Wokingham	10.2 miles	18 mins
Bracknell	10.9 miles	18 mins
Basingstoke	14.3 miles	27 mins
Slough	19.6 miles	31 mins
M25 Junction 15	24.1 miles	32 mins
London Heathrow	29.5 miles	34 mins
Central London	40.7 miles	78 mins
Swindon	40.8 miles	49 mins



CONTACT

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These particulars are believed to be correct at the date of publication, but their accuracy is in no way guaranteed, neither do they form part of any contract. All areas are approximate. February 2026.
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