



OBSERVER PARK

READING ROAD | ARBORFIELD
READING | RG2 9HT

**CONSENTED SITE OR DESIGN &
BUILD UNITS FOR SALE / TO LET**

BUSINESS / WAREHOUSE UNITS



- ◆ **4.12 acres (1.67 ha) net developable**
7.41 acres (2.99 ha) gross
- ◆ **Up to 11 units totalling 75,198 sq ft (6,986 m²)**
- ◆ **Units up to a total of 58,072 sq ft (5,395 m²)**
(ground floor only)
- ◆ **3 miles to J11 M4**
- ◆ **Use Classes B8 (warehouse)**
and E (light industrial)
- ◆ **Land and Build to Suit available**
- ◆ **330m frontage to new**
Arborfield Cross Relief Road
- ◆ **1 mile to Shinfield Film Studios**
/ Thames Valley Science Park



SCHEME

An indicative scheme illustrated above has been prepared showing 11 business units. At this stage there is flexibility to change the scheme to suit an occupier's requirements which could include adding offices at first floor, creating larger yards or combining units.

PLANNING

The outline consent 223083 has been granted for 'The erection of up to 11 commercial units to provide 6,986 sq m GIA commercial / employment development within Class B8 and Class E with supporting facilities, highway works and strategic landscaping. Matters of Access, Siting and Scale to be considered only.'

FLOOD ZONE

The site lies in flood zone 1 (lowest risk).

ENVIRONMENTAL

Only previous use other than agricultural is as a temporary highways compound.





DESCRIPTION

This brand new development can provide up to 11 business and warehouse units suitable for a variety of uses within Use Class E (g) and B8. These could include: light industrial and storage/distribution. Other uses subject to planning.

SUSTAINABILITY

The development will be built to achieve market leading sustainability credentials including targets for a Net Zero build process, target BREEAM rating of Excellent or Outstanding and target EPC rating of A or A+. The specification will include EV charging points and solar photovoltaic panels.

LOCATION

The prominent site has an extensive 330m frontage and lies parallel to the Arborfield Cross Relief Road now known as Observer Way, to the south of Reading Road. Junction 11 M4 is approximately 3 miles to the north.

SERVICES

The site will have access to telecoms, electricity, water and drainage.

PARAMETERS PLAN

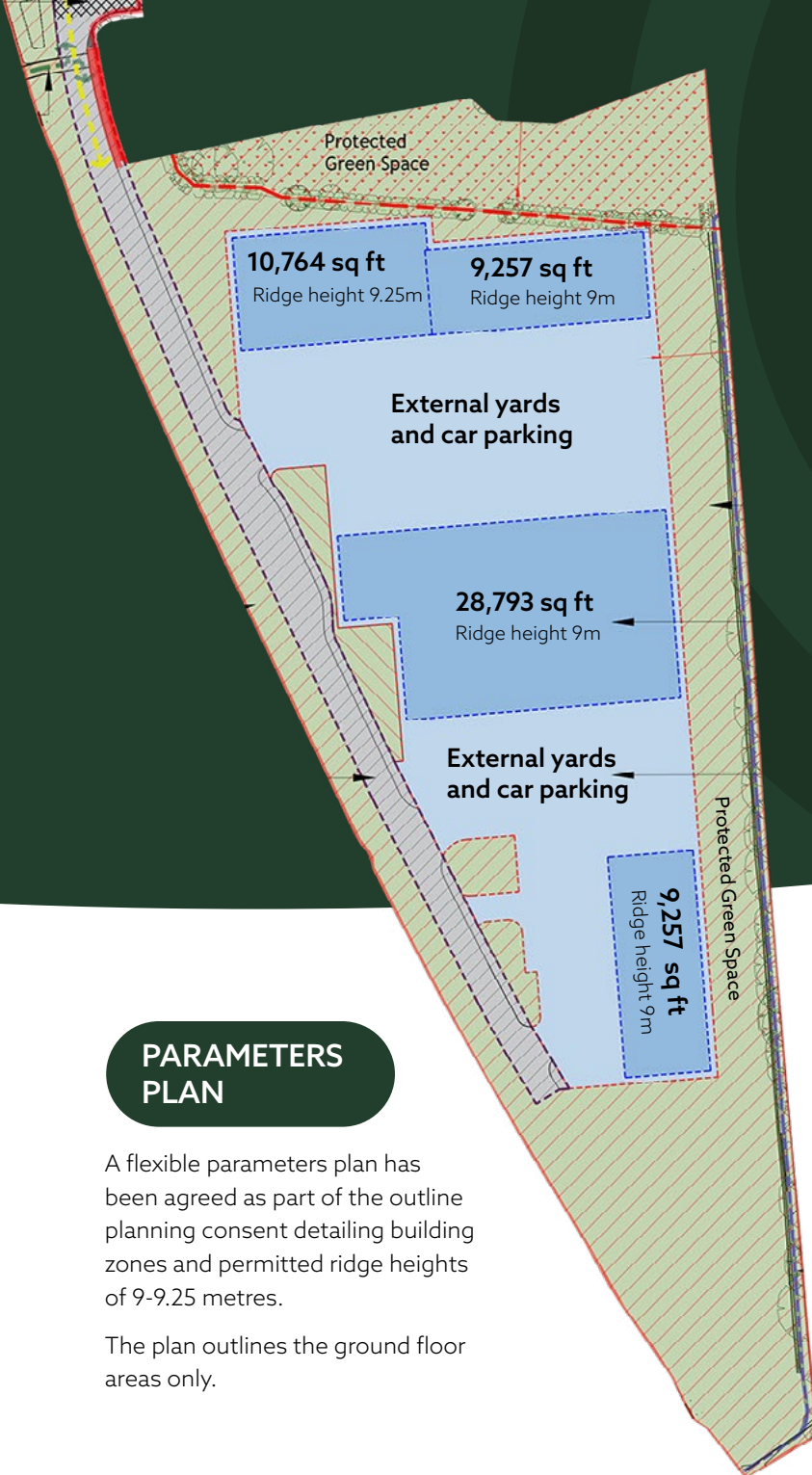
A flexible parameters plan has been agreed as part of the outline planning consent detailing building zones and permitted ridge heights of 9-9.25 metres.

The plan outlines the ground floor areas only.

OUTLINE PLANNING PLAN

UNIT	SQ FT	SQ M
A	12,314	1,144
B	5,404	502
C	5,404	502
D	6,943	645
E	6,943	645
F	6,943	645
G	3,477	323
H	6,943	645
9	6,943	645
10	6,943	645
11	6,943	645
Total	75,200	6,986

GIA





LARGEST UNIT OPTION

UNIT	SQ FT	SQ M
A	12,314	1,144
B	5,404	502
C	5,404	502
D	38,190	3,548
E	13,885	1,290
Total	75,200	6,986

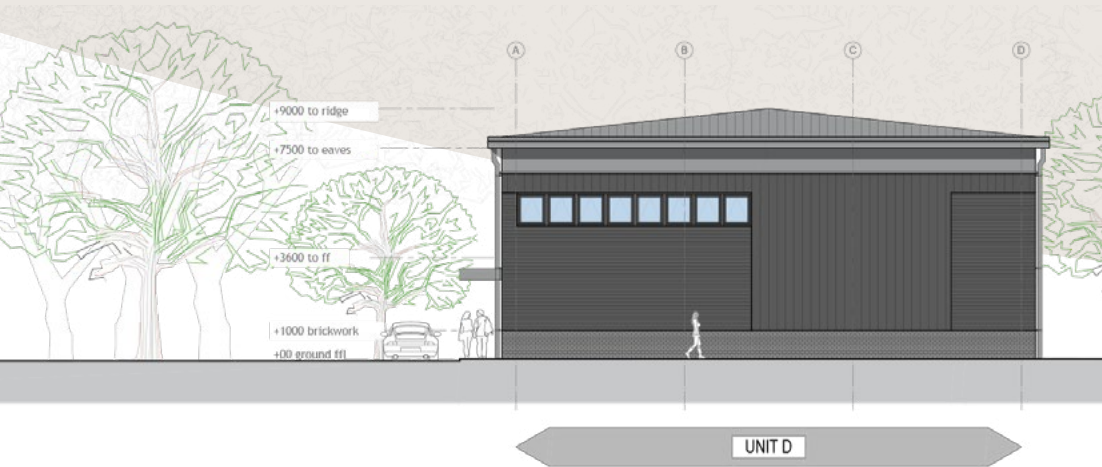
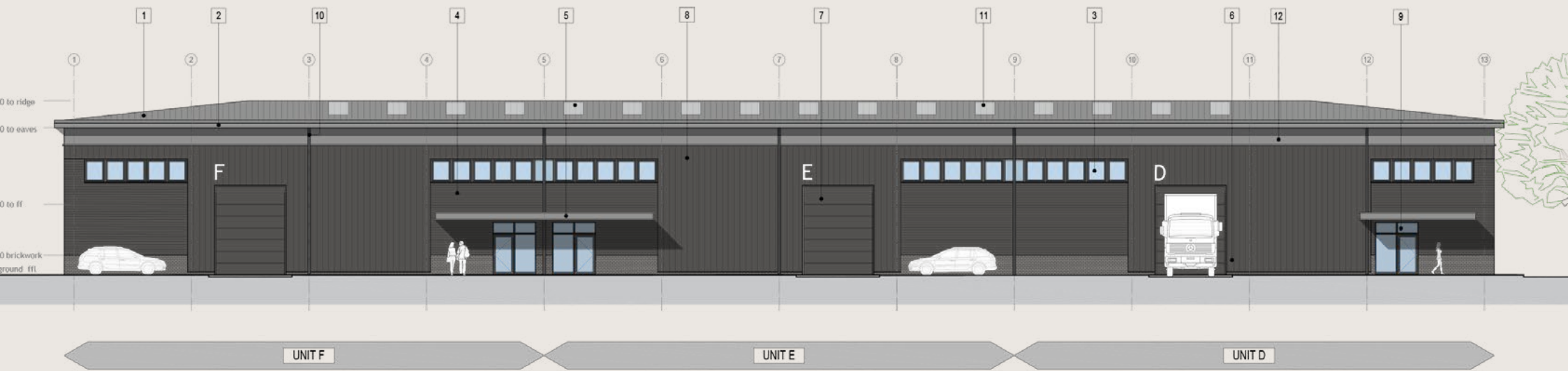
GIA

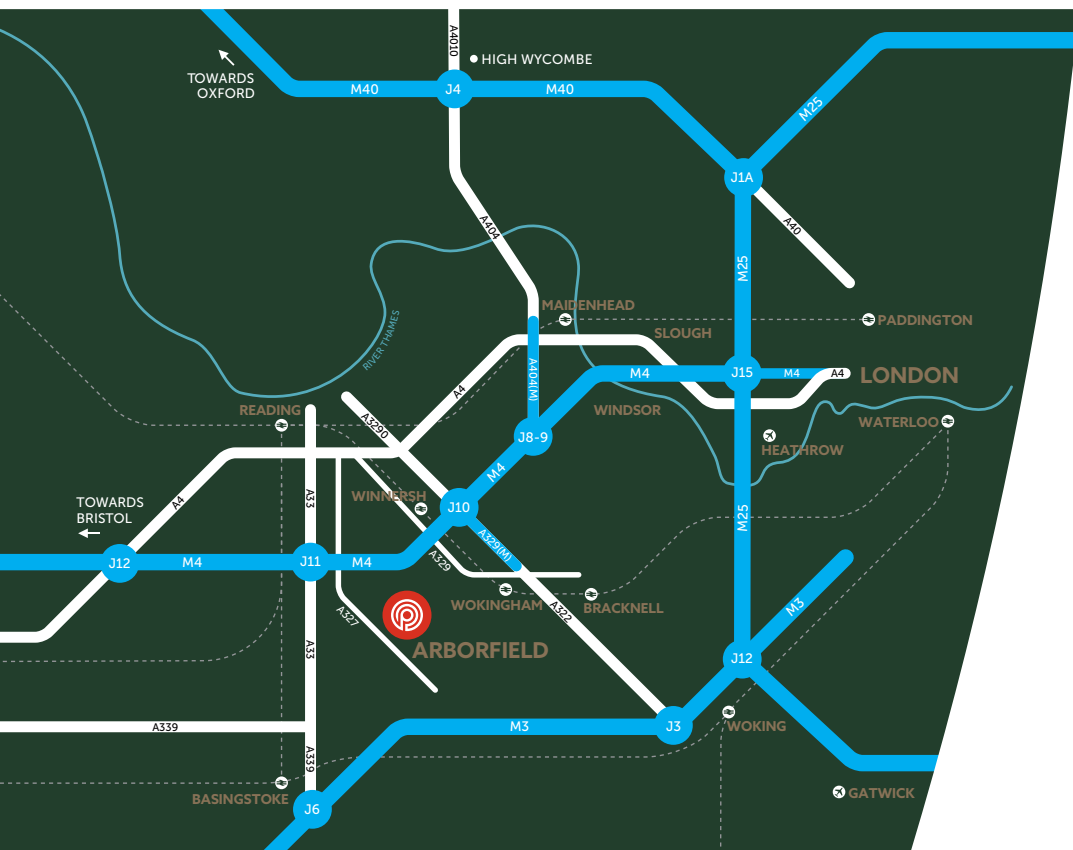


LOW DENSITY OPTION

UNIT	SQ FT	SQ M
A	12,314	1,144
B	10,808	1,004
C	22,529	2,093
Total	45,651	4,241

GIA





COMMUNICATIONS

The new road network providing access to Observer Park will be from Reading Road. Junction 11 of the M4 Motorway lies approximately 3 miles to the north-west, whilst Junction 4 of the M3 motorway lies approximately 8 miles to the south-east.

The major towns of Reading and Wokingham lie approximately 6 miles to the north and 4 miles to the east respectively. There are regular local bus services from Arborfield Cross to Reading and Wokingham.

Observer Park is situated approx 1 mile from the new Shinfield Studios.

TRAVEL DISTANCES

ROAD	MINS	MILES
Shinfield	4	1.7
M4 J11	5	3
Wokingham	8	4
M4 J12	12	6
Reading	14	5
Basingstoke	25	15
Heathrow Airport	37	26
Central London	90	40





VIEWING & FURTHER INFORMATION

Please contact the agents for further information or an appointment to view.



Ed Ponting
0118 921 1507
edponting@haslams.co.uk

Neil Seager
07879 600069
neilseager@haslams.co.uk



James Keys
07771 997374
james.keys@bidwells.co.uk

Duncan May
07879 883886
duncan.may@bidwells.co.uk

TERMS

The land is available for sale or alternatively units can be leased or sold on a design and build basis. Details upon application.

LEGAL COSTS / VAT

Each party to bear their own legal costs. VAT is payable.

ANTI-MONEY LAUNDERING (AML) REGULATIONS

To comply with Anti Money Laundering regulations, the agents undertake AML checks for all successful purchasers and tenants. The agents accept no liability of any type arising from delays in providing information or other lack of co-operation.

A development by:

