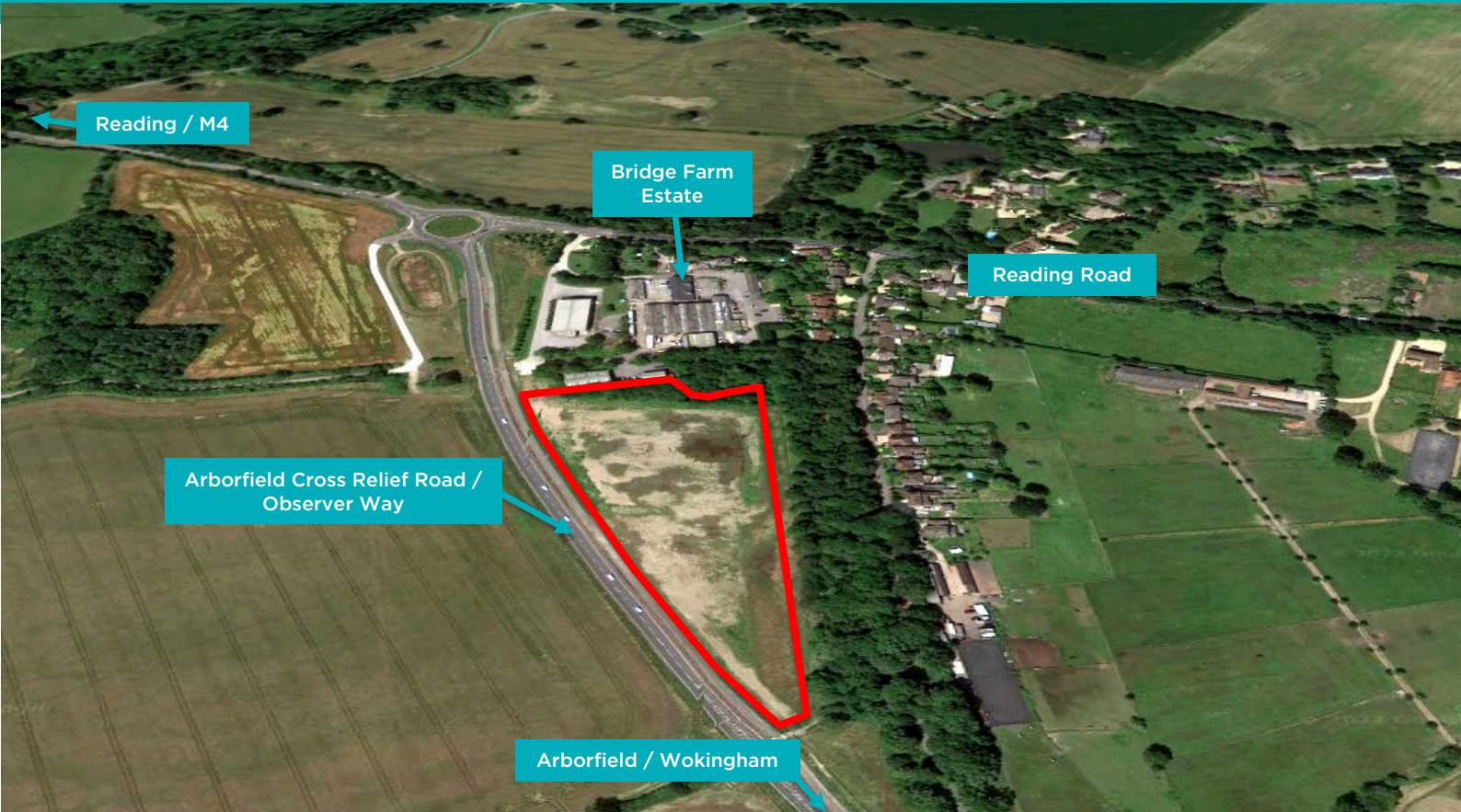




ALL ENQUIRES - BUSINESS / WAREHOUSE UNITS COMING SOON



OBSERVER WAY FRONTAGE SITE

Arborfield Reading RG2 9HT

| | |
|---------------|--|
| TYPE | FUTURE BUSINESS / WAREHOUSE UNITS |
| TENURE | TO LET / MAY SELL |
| SIZE | Indicative units available from 2,314 - 19,375 SQ FT (215 - 1,800 SQ M) |

KEY POINTS

- > New business / warehouse units available soon (subject to planning)
- > 330m frontage to new Arborfield Cross Relief Road
- > Short drive south-east of J11 of the M4
- > Seeking planning consent for E and E8 use
- > Potential uses include; warehouse, light industrial, retail, community use, leisure, gym, trade counter, builders merchant, medical etc.
- > Build to suit opportunities available

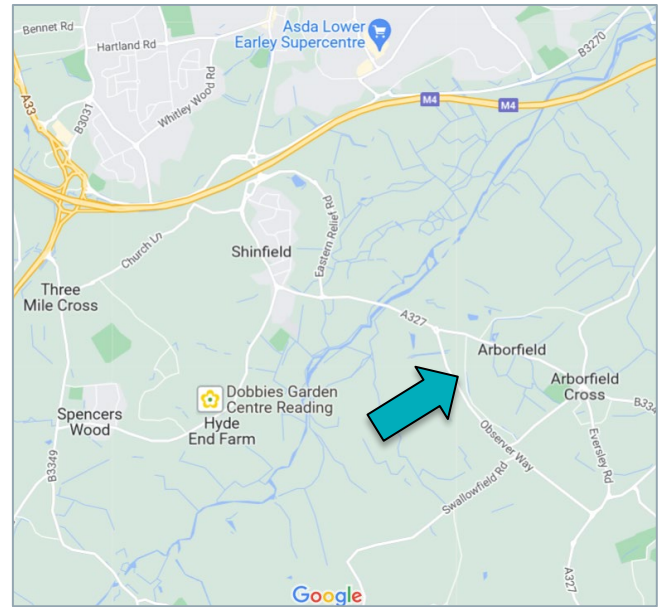


Location

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. The site is approximately 500 metres to the west of the sought-after village of Arborfield Cross in the county of Berkshire.

The major towns of Reading and Wokingham lie approximately 5 miles to the north and 3 miles to the east respectively.

Access will be from Reading Road and Junction 11 of the M4 Motorway lies approximately 2 miles to the north-west, whilst Junction 4 of the M3 motorway lies approximately 8 miles to the south-east.



Description

This brand new development can provide up to 11 business and warehouse units suitable for a variety of uses within use class B8 and E. These could include; warehouse, light industrial, retail, community use, leisure, gym, trade counter, builders' merchant, medical etc.

Planning

Planning is due to be submitted in 2022 for use classes B8 and E.

Scheme

An indicative scheme has been prepared showing 11 flexible 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. An indicative scheme is provided over leaf.

Timing

The units will be available "off plan" at this stage.

Terms

The premises are available by way of a new lease on terms to be agreed. Alternatively, consideration will be given to selling units on a long leasehold basis. Details upon application.

Accommodation

We understand the Gross Internal ground floor areas (GIA) are as follows;

| Unit | sq ft | sq m |
|--------------|---------------|--------------|
| 1 | 4,628 | 430 |
| 2 | 6,135 | 570 |
| 3 | 4,628 | 430 |
| 4 | 4,628 | 430 |
| 5 | 4,628 | 430 |
| 6 | 4,628 | 430 |
| 7 | 4,628 | 430 |
| 8 | 2,314 | 215 |
| 9 | 4,628 | 430 |
| 10 | 4,628 | 430 |
| 11 | 19,375 | 1,800 |
| Total | 64,848 | 6,025 |

Legal Costs / VAT

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

Further Information

Please contact the sole agents for further information.



Catherine de Billot

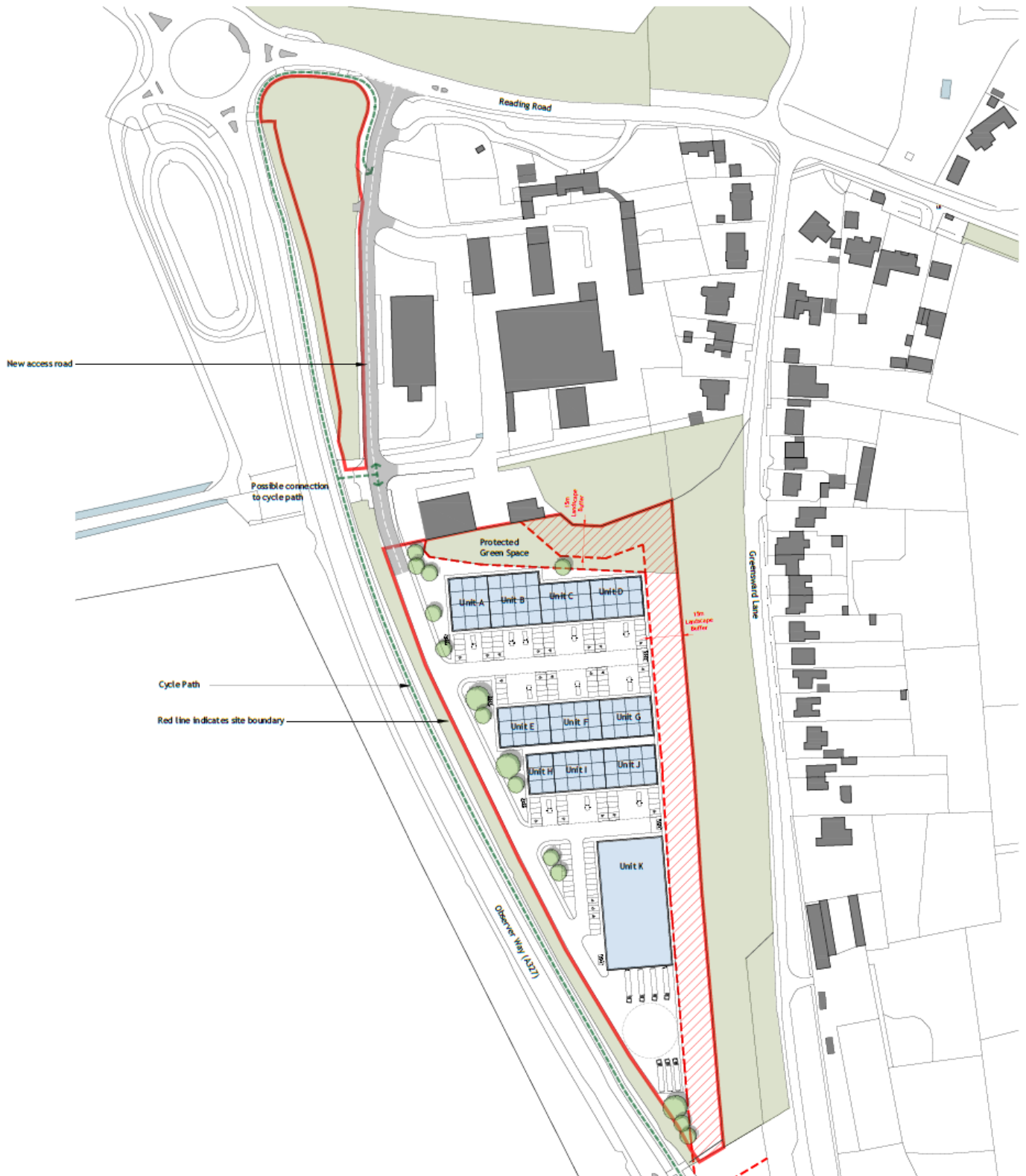
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Site Plan



Not to Scale