



OBSERVER PARK

READING ROAD | ARBORFIELD
READING | RG2 9HT

TO LET / MAY SELL

BUSINESS / WAREHOUSE UNITS
COMING SOON



- ◆ 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 Class E (g) and B8

- ◆ Potential uses include; light industrial and storage/distribution, other uses subject to planning
- ◆ Build to suit opportunities available



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

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 overleaf.

ACCOMMODATION

We understand the approximate Gross Internal Area (GIA) of the units will be as follows:

UNIT	SQ FT	SQ M
1	5,403	502
2	6,135	642
3	5,403	502
4	5,403	502
5	5,403	502
6	5,403	502
7	5,403	502
8	2,701	251
9	5,403	502
10	5,403	502
11	20,322	1888
Total	72,382	6,797

PLANNING

Planning is due to be submitted in 2022 for Use Class E (g) and B8.

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.

LEGAL COSTS / VAT

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



COMMUNICATIONS

The new road network providing access to Observer Park will be from Reading Road. 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.

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 also situated close to the new Shinfield Studios and Michelin Star Restaurant L’Ortolan.

TRAVEL DISTANCES

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

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VIEWING & FURTHER INFORMATION

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



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A development by:



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