

M4/J12 | THEALE | READING | RG7 5AR

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PANATTONI PARK READING

ON SITE Q1 2022

Speculatively Built Warehouse/Logistics Opportunities

30,768 SQ FT

61,404 SQ FT

76,586 SQ FT

 PANATTONI

panattoni.co.uk/reading

PANATTONI PARK READING



BUILDBASE
BUILDING & HEAVY SUPPLIES

ARROWHEAD BERE

WESTCOAST

Swiftpak

CHROM

**THEALE
TRAIN STATION**

ALTHEA

**N
FOODS
LIMITED**

amazon

LOCKHART
Collecting Equipment

**ARLINGTON
BUSINESS PARK**

READING 30
30,768 SQ FT

HOAD WAY

READING 77
76,586 SQ FT

LONDON 29 MILES

A4/BATH ROAD

READING 62
61,404 SQ FT

HIGH STREET

J12

M4

NEWBURY 16.6 MILES

**Dunelm
mill**

PORSCHE

The largest logistics development proposed in Reading.

Panattoni Park Reading will serve industrial and logistics occupiers to the west of London. It will be of particular interest to those favouring last-mile logistics, serving the most affluent catchment in the Western Corridor.

Panattoni Park Reading is excellently located with more than 1.3 million people living within a 45-minute commute. Its location, directly on the M4 at J12 gives access to over 65% of the UK's population within a 4.5 hour drive time. The Park provides direct access to London, to the east, the Western Corridor and beyond.

ON SITE Q1 2022



BASE SPECIFICATION



READING 30 ACCOMMODATION

Warehouse (Inc. Ground floor core)	26,040 sq ft	2,419 sq m
First Floor Offices	4,728 sq ft	439 sq m
TOTAL	30,768 sq ft	2,858 sq m



READING 77 ACCOMMODATION

Warehouse (Inc. Ground floor core)	70,300 sq ft	6,531 sq m
Mezzanine Offices	6,286 sq ft	584 sq m
TOTAL	76,586 sq ft	7,115 sq m



READING 62 ACCOMMODATION

Warehouse (Inc. Ground floor core)	56,098 sq ft	5,212 sq m
2 Storey Offices	5,306 sq ft	493 sq m
TOTAL	61,404 sq ft	5,705 sq m



All buildings are designed to achieve BREEAM 'Excellent'

EPC rating of 'A'



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Panattoni Park Reading is located at J12 of the M4, within a 60-minute drive to work time of major conurbations to the north and south of the Western Corridor.



LOCAL LOCATION



REGIONAL LOCATION

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