

# UNIT B5 WORTON GRANGE READING

CANMOOR

Fully Refurbished industrial/  
warehouse unit,  
**To Let**  
10,974 Sq Ft (1,019 Sq M)

Available Now



0.5 miles from  
M4 Junction 11



24/7  
access



On site  
security



Communal  
gated yard



EPC A (23)



10 car parking  
spaces



7.5m internal  
eaves height



Electric loading  
door: 5m high x  
3.5m wide



## DESCRIPTION

Worton Grange is the premier industrial & logistics park in Reading situated on the A33, directly next to J11 of the M4. The park is securely gated and benefits from excellent local amenity.

Unit B5 is a mid terraced industrial/warehouse unit of steel portal frame construction with part curtain wall and part clad elevations. The unit has undergone substantial refurbishment and now benefits from a new roof, full internal redecoration, and new carpet, suspended ceiling and LED lighting to the first floor office accommodation.



## ACCOMMODATION

	SQ FT	SQ M
Warehouse	10,080	936.5
First Floor Offices	894	83.1
<b>Total (GIA)</b>	<b>10,984</b>	<b>1,019.6</b>

## TERMS

Available by way of a new FRI lease direct from the Landlord on terms to be agreed.

## VIEWING

Strictly through joint sole letting agents.

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