



TOTAL PARK THEALE

M4.J12

HIGH QUALITY INDUSTRIAL /
WAREHOUSE UNIT TO LET

AVAILABLE FOR OCCUPATION NOW
19,618 SQ FT (1,822 SQ M)

STATION ROAD / THEALE / READING / RG7 4AA

TOTAL PARK THEALE

M4.J12

UNIT 1
19,618 SQ FT (1,822 SQ M)

To M4 (Jct 12)

A4

To Newbury A4

THE REAL DEAL IN THEALE

Unit 1 Total Park Theale provides a high quality industrial / warehouse unit which meets the requirements of businesses, within a secure environment.

The accommodation caters for all occupiers, allowing a business to incorporate their own requirements within an individual unit.

The development is bounded by a paladin fence, accessed via a security barrier and monitored by CCTV.



ELECTRICALLY OPERATED LOADING DOORS (5M X 4M)



8M MINIMUM EAVES HEIGHT



FULLY FITTED OFFICES



SECURE 28M DEEP YARD



TO BRISTOL / M5

M4

M4 (Jct 12)

M4

TO LONDON / M25

TOTAL
PARK
THEALE
M4 J12

UNIT 1

STATION ROAD

BRUNEL ROAD

THEALE
RAILWAY STATION

A4 BATH ROAD

TO NEWBURY / A4

UNIT 1
19,618 SQ FT (1,822 SQ M)

UNIT 2 - LET

LOCAL OCCUPIERS

- | | | |
|-----------------|---------------------------|------------------------|
| 1 Audatex | 5 Arlington Business Park | 8 John Lewis Warehouse |
| 2 Asmec Centres | 6 HTC Group | 9 Westcoast |
| 3 Amazon | 7 Regus | 10 Clearswift |
| 4 Bunzl | | |

IT'S ALL ABOUT LOOK AND FEEL

SPECIFICATION

WAREHOUSE

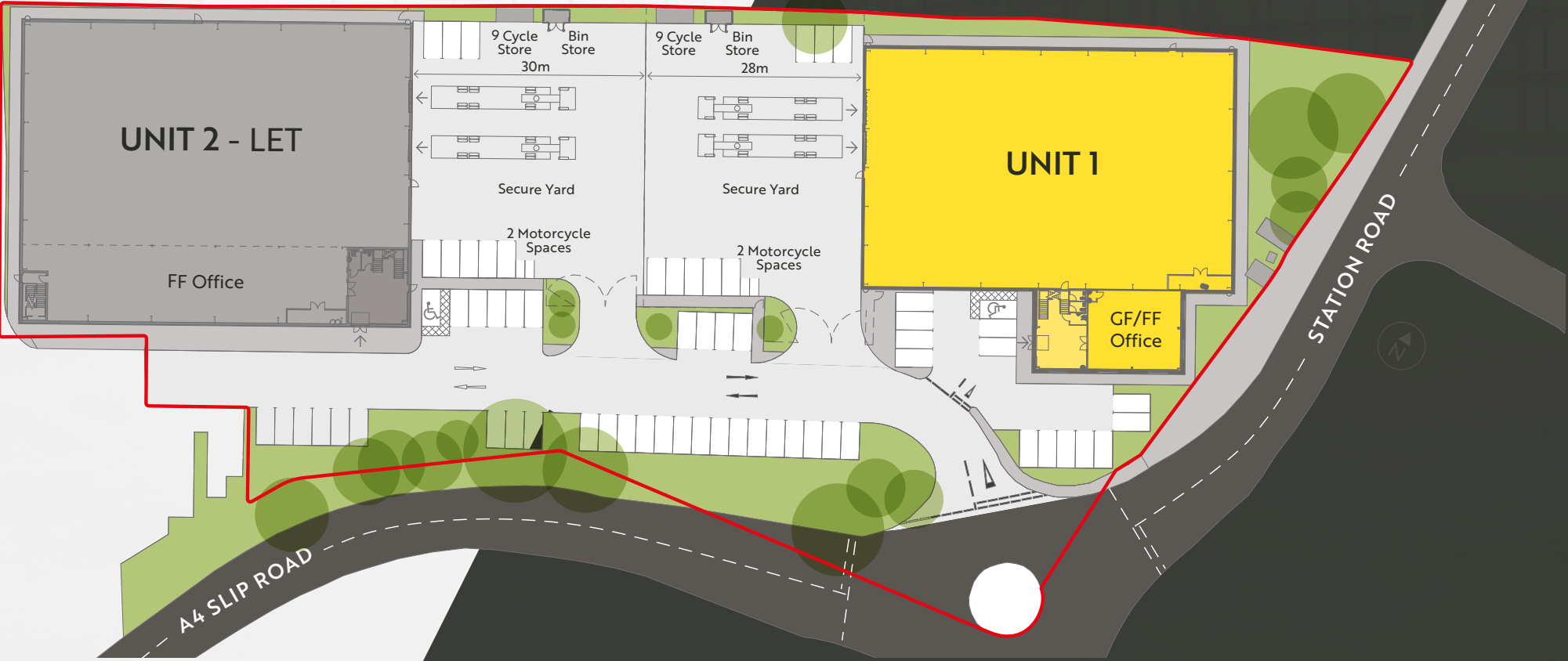
- > Steel profile clad elevations
- > Electrically operated loading doors (5m x 4m)
- > Generous yard depth (28m)
- > Secure Yard
- > 25 allocated car parking spaces
- > Three phase electricity supply
- > Eaves height 8m
- > Floor loading - 40kN/m²

OFFICES

- > Fully fitted
- > Suspended ceilings
- > LED lighting
- > Fully carpeted
- > Double glazed windows

ACCOMMODATION

UNIT 1 GIA	SQ FT	SQ M
Warehouse	15,609	1,450
Under Croft Warehouse	1,999	185
First Floor Office	2,010	187
Total	19,618	1,822



LOCATION

With unfettered access to Junction 12 of the M4 motorway 1 mile to the east, Total Park Theale offers highly prominent industrial/warehouse accommodation with frontage onto Station Road and close proximity to Theale Railway Station (25m south) and the amenities of Theale High Street (50m north).

Major conurbations of Reading (9 miles), Newbury (14 miles), Basingstoke (31 miles) and London (45 miles) provide occupiers with a strong skilled labour pool. Access to local amenities, major infrastructure corridors and public transport links have been a significant draw for major warehouse occupiers such as Amazon, John Lewis, Bunzl and Westcoast.

EPC

EPC rating: Unit 1 - A(21).

BREEAM

Excellent

PLANNING

The unit has consent for B2 and B8 use.

TERMS

The premises are available by way of a new lease on terms to be agreed. Details on application.

SAT NAV

Station Road, RG7 4AS

DISTANCES

	miles
Junction 12 M4	0.9
Reading	5.0
Heathrow Airport	32
Central London	45
Bristol Airport	82
Birmingham	103

TRAIN TIMES

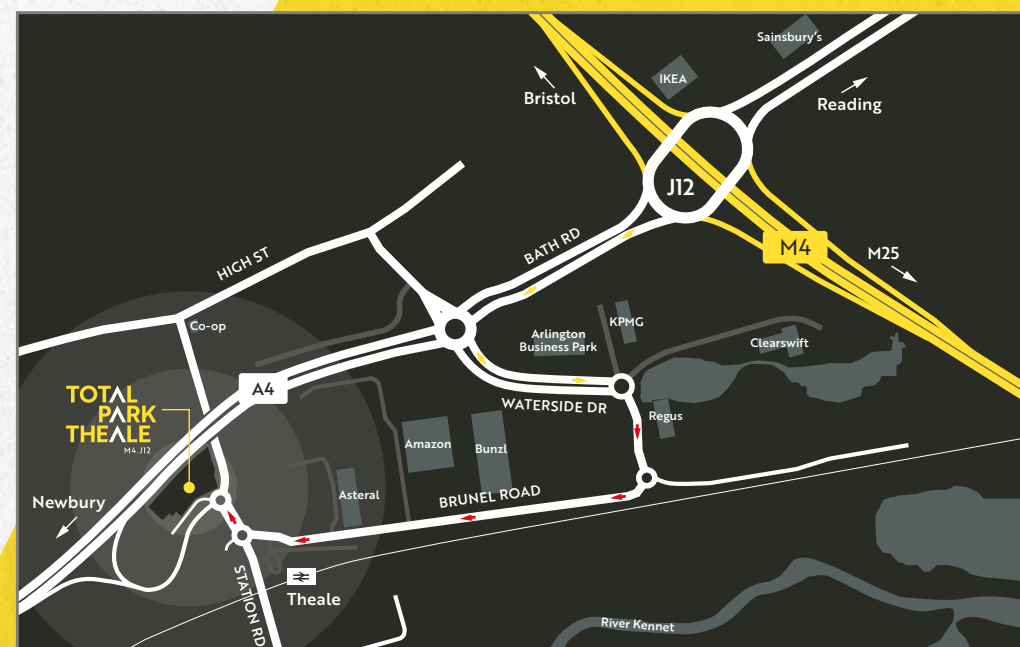
from Theale Station

	minutes
Reading	9
Newbury	14
London Paddington	42
Bristol Temple Meads	89
Birmingham New Street	123

Source: National Rail

VIEWING

For further information or to arrange a viewing, contact the agents.



Ed Ponting
07921 404659
edponting@haslams.co.uk

Neil Seager
07879 600069
neilseager@haslams.co.uk