

READING

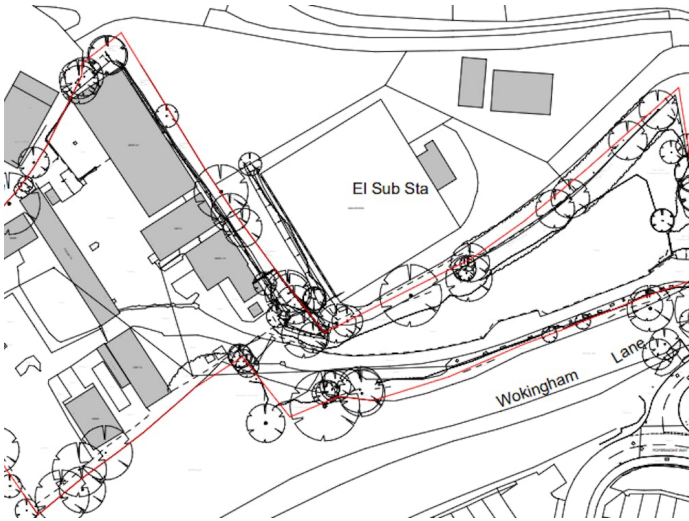
Boundoak Industrial Estate, Arborfield Cross, RG2 9PN



DEVELOPMENT LAND / HI TECH / LAB / LAND / NEW BUILD / OPEN STORAGE / INDUSTRIAL / WAREHOUSE TO LET / FOR SALE 6,290 TO 44,992 SQ FT

- Planning permission granted for 11 business & industrial units totaling 44,992 sq ft
- 2.43 acres available for Freehold with vacant possession
- c.1.5 acre site suitable for short term open storage
- Unit 1 (6,290 sq ft) available on a pre-let
- High office content two-storey business units
- Just 3 miles from Shinfield Studios / Reading Science Park
- Planning Use Classes B2, B8 and E
- Power capacity for 69Kva with ability to increase to 500kVA

Brownfield Development Site for sale / Open Storage to rent for industrial use in Arborfield.



Summary

Available Size	6,290 to 44,992 sq ft
Price	Price on Application
VAT	Applicable. The seller has opted to tax and VAT will be chargeable on the sale price
EPC Rating	Upon Enquiry

Description

2.43 acres industrial development land which has planning permission to provide 11 self-contained high office content two-storey business units. Each unit has associated parking & loading. The total floor area is 44,992 sq ft on a GEA basis. Existing building floor area is 19,105 sq ft. Unit 1 (6,290 sq ft) is available separately on a pre-let or turnkey basis.

The site has benefitted from the investment in the local road infrastructure with new Arborfield Wokingham relief road as well as the new investment in Shinfield Studios & the Reading University Science Park in close proximity.

Location

The site lies opposite the A327 & parallel to the Arborfield Wokingham relief road, now known as Observer Way, to the south of Reading Road. The major towns of Reading & Wokingham lie approximately 7 miles to the north & 3 miles to the east respectively.

Access to Junction 11 of the M4 Motorway lies approximately 4 miles to the north-west, whilst Junction 4 of the M3 motorway lies approximately 7 miles to the south-east.

Accommodation

The accommodation comprises the following consented areas:

Name	sq ft	sq m	Availability
Unit - 1	6,290	584.36	Available
Unit - 2	4,439	412.40	Coming Soon
Unit - 3	2,868	266.45	Coming Soon
Unit - 4	2,868	266.45	Coming Soon
Unit - 5	3,585	333.06	Coming Soon
Unit - 6	5,156	479.01	Coming Soon
Unit - 7	6,162	572.47	Coming Soon
Unit - 8	4,167	387.13	Coming Soon
Unit - 9	2,414	224.27	Coming Soon
Unit - 10	3,473	322.65	Coming Soon
Unit - 11	3,572	331.85	Coming Soon

Viewings

Viewings through the sole agents only



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