

# TO LET 15,040 SQ FT, 1397.3 SQ M UNIT 2 ISLAND ROAD

ISLAND ROAD, WEST READING RG2 ORP

AXEL-LOGISTICS.COM

HIGH QUALITY INDUSTRIAL / LOGISTICS UNIT



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**AXEL**  
LOGISTICS

# THE PROPERTY

Unit 2 Island Road is a high specification modern warehouse measuring 14,855 sq ft(1,380 sq m) of steel portal frame construction with metal clad elevations beneath a pitched roof. Internally, the warehouse benefits from a minimum eaves height of 9.0m with a clear height of 8.0m.

There are rooflights throughout the warehouse accommodation along with two electric level access loading doors measuring 4.0m (w) x 5.0m (h). Furthermore, the unit benefits from Grade A first floor office space which includes carpet floor covering, raised access floor, LED lighting, comfort heating/cooling and W/C provisions. Externally, there is a secure gated 27m deep service yard providing car parking spaces. In addition, there is also racking provided for covered bike storage.



UNIT 2, ISLAND ROAD,  
WEST READING, RG2 0RP



Close To  
M4 J11



Steel Portal Frame  
Construction



Detached  
Self-Contained



Secure 27 Metre  
Deep Service Yard



8m Clear Internal  
Eaves Height



Rain Water  
Harvesting



2 Electric Surface  
Level Loading Doors

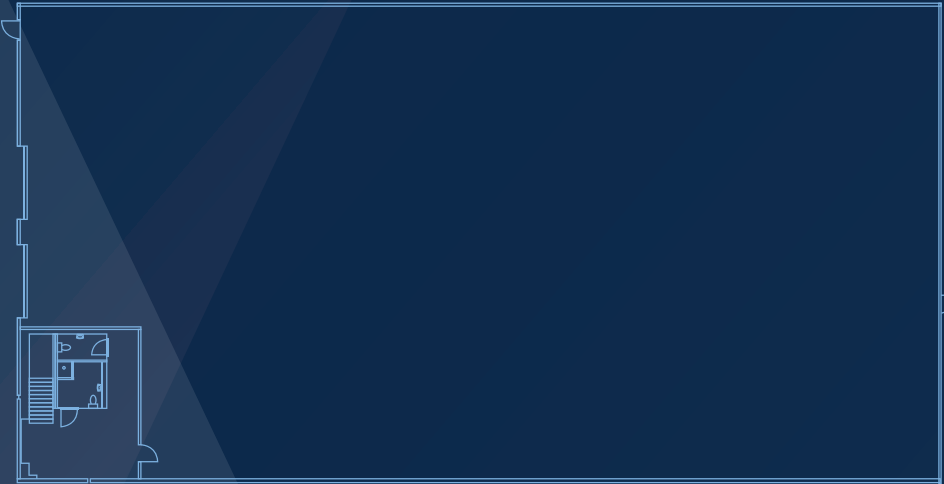


Grade A  
Office Space

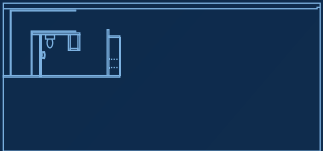


7 Car  
Parking Spaces

## FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN

## EPC RATED A

### SCHEDULE OF ACCOMODATION

|                    | SQ M           | SQ FT         |
|--------------------|----------------|---------------|
| Warehouse          | 1,216.1        | 13,090        |
| Office             | 50.1           | 539           |
| First Floor        | 131.1          | 1,411         |
| <b>Total (GIA)</b> | <b>1,397.3</b> | <b>15,040</b> |



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03



# THE LOCATION

Reading is the major commercial centre within the Thames Valley. The town is strategically located 37 miles due west of Central London, 25 miles south east of Oxford, 70 miles east of Bristol, and 27 miles west of London Heathrow Airport. Reading has excellent road communications and is served by three motorway junctions (J10, 11 & 12) of the M4, providing direct access to the M25 and the National Motorway Network. Junction 13 of the M4, which connects with the A34, is an 18 mile (20 minute) drive.

## BY CAR

|                  |            |
|------------------|------------|
| M4 (J 11)        | 1.5 miles  |
| M3 (J 6)         | 17.0 miles |
| Basingstoke      | 18.0 miles |
| M25 (J15)        | 24.0 miles |
| Oxford           | 25.0 miles |
| Heathrow Airport | 27.0 miles |
| Central London   | 37.0 miles |

## BY TRAIN

|                   |         |
|-------------------|---------|
| Oxford            | 25 Mins |
| London Paddington | 28 Mins |
| Bristol           | 52 Mins |

## DEMOGRAPHICS

 **POPULATION OF 183,000+ RESIDENTS**

 **HOME TO 240,000+ JOBS ACROSS THE GREATER READING ECONOMY**

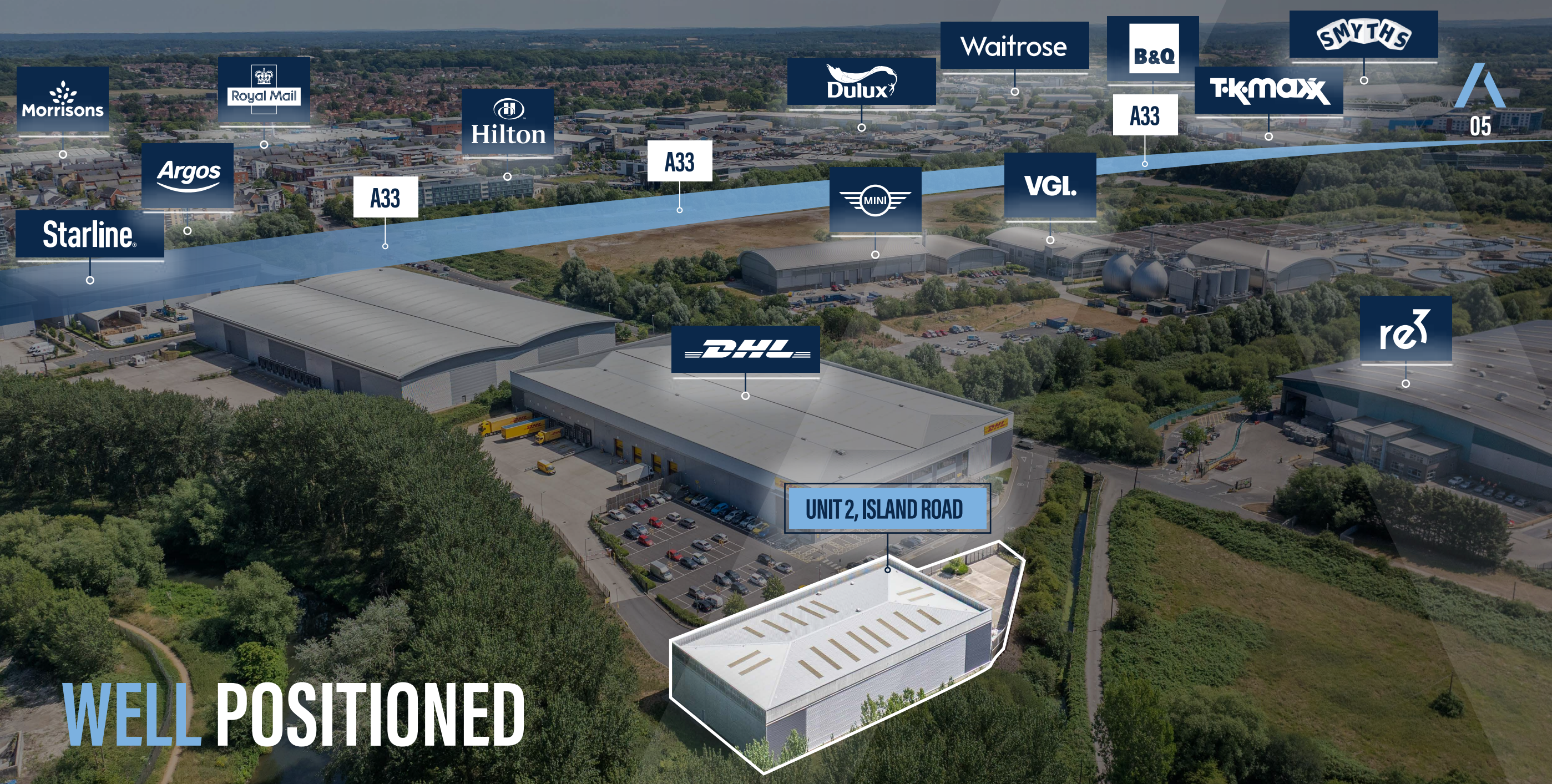
 **11.9% POPULATION GROWTH SINCE 2011**

 **MORE THAN 8,000 BUSINESSES OPERATING ACROSS THE BOROUGH**

 **82% ECONOMICALLY ACTIVE POPULATION**

 **40.4% OF RESIDENTS EDUCATED TO DEGREE LEVEL OR ABOVE**





WELL POSITIONED



Goal.Staple.Spots



View on Google Maps



## TENURE

The unit is available by way of a new FRI lease for a term to be agreed.

## RATEABLE VALUE

The unit is available for immediate occupation subject to agreement of the legal documentation.

## VAT

VAT is applicable at the prevailing rate.

## BUSINESS RATES

The current rateable value is £199,000 per annum. Parties are advised to make their own enquiries with Reading Borough Council.

## SERVICE CHARGE

There will be a service charge levied for the upkeep of the communal access road. Further information is available via the Agents.

## LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in any transaction.

Misrepresentation Act 1967. Unfair Contract Terms Act 1977. The Property Mis-descriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be constituted as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. July 2026.

Brochure by  virtualoom

## VIEWING

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