

Theale Logistics Park offers occupiers an outstanding opportunity to lease a new high quality logistics unit adjacent to Junction 12 of the M4.





















Location

Theale Logistics Park is situated at Junction 12 of the M4, with excellent access to the national motorway network. Theale is 45 miles west of central London and only 31 miles from Heathrow Airport. The development is situated in a prominent position at the junction of Brunel Road and Waterside Drive.

A few minutes walk away, Theale train station provides direct services to Reading, London Paddington and the West.

Theale High Street and Calcot Retail Park offer a range of local amenities.





Specification

Warehouse



14m clear internal height



50 kN/m2 floor loading



1 MVA 3 phase power supply



Provision for sprinkler system



BREEAM EPC A
Excellent



dock level doors

15% rooflights

External



Secure 72m yard



105 car parking spaces



Electric car charging



Bicycle racks





Office



High specification office space 1st floor



Passenger lift



Contemporary WCs & showers



VRF air conditioning





Areas

	sq ft	sq m
Warehouse	121,587	11,296
Reception	1,512	141
First floor office	11,690	1,086
Gatehouse	305	28
Total	135,094	12,551

Plant Deck 12,077 sq ft (can be fitted out for a variety of purposes)
Gross Internal Area

Distances

M4 Junction 12 711

Reading 5 MILES

M3 Junction 3 21 MILES

Slough 24 MILES

M25 Junction 15 /// 28 MILES

Heathrow Airport 31 MILES

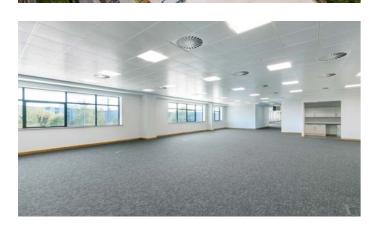
Oxford 36 MILES

Central London 45 MILES

Southampton 47 MILES

Bristol 74 MILES

Birmingham 103 MILES































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