

# 135

**THEALE**  
LOGISTICS PARK

M4 | J12  
READING

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





135,094 sq ft



## 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	 2 level access & 14 dock level doors	 1 MVA 3 phase power supply
 Provision for sprinkler system	 BREEAM Excellent	 EPC A	 15% rooflights

## External

 Secure 72m yard	 105 car parking spaces	 Electric car charging	 Bicycle racks
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## Office

 High specification office space 1st floor	 Passenger lift	 Contemporary WCs & showers	 VRF air conditioning
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## Areas


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

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


# Distances


M4 Junction 12   
0.5 MILES

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



## Local Occupiers



















**thealelogisticspark.com**

**RG7 4XE**



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