



wren INTERIORS & BUILDINGS REGIONAL FLAGSHIP
Nando's OPENING DECEMBER
UFC GYM OPENING EARLY 2020

FINAL A1/A2/A3 UNIT TO LET - 4,475 SQ FT*

Reading Gateway

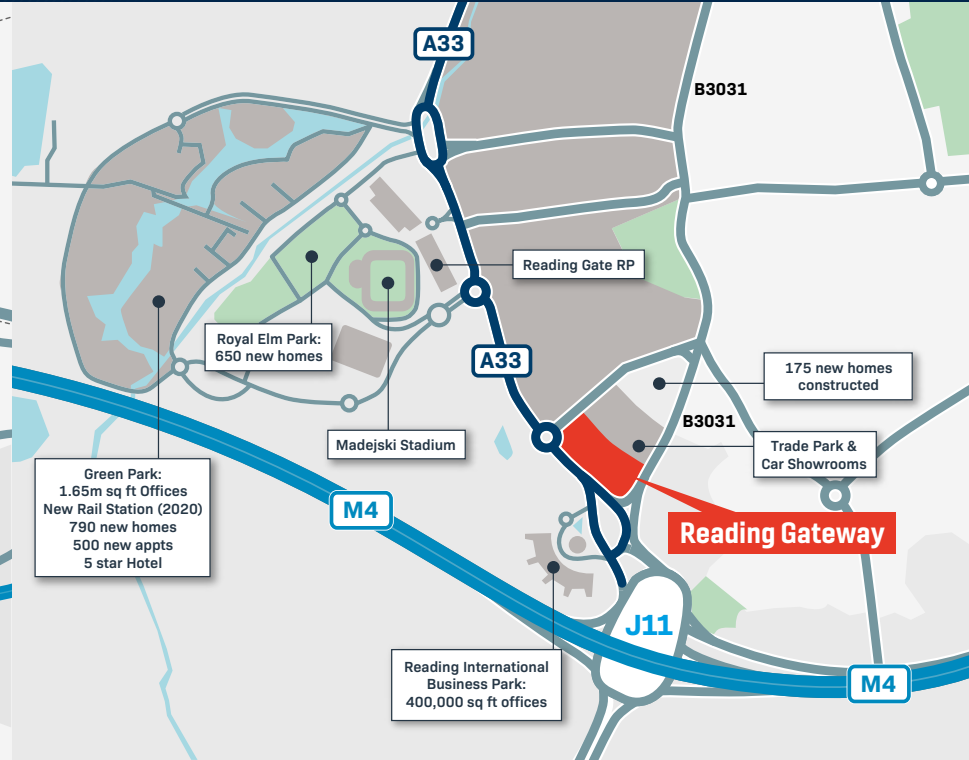
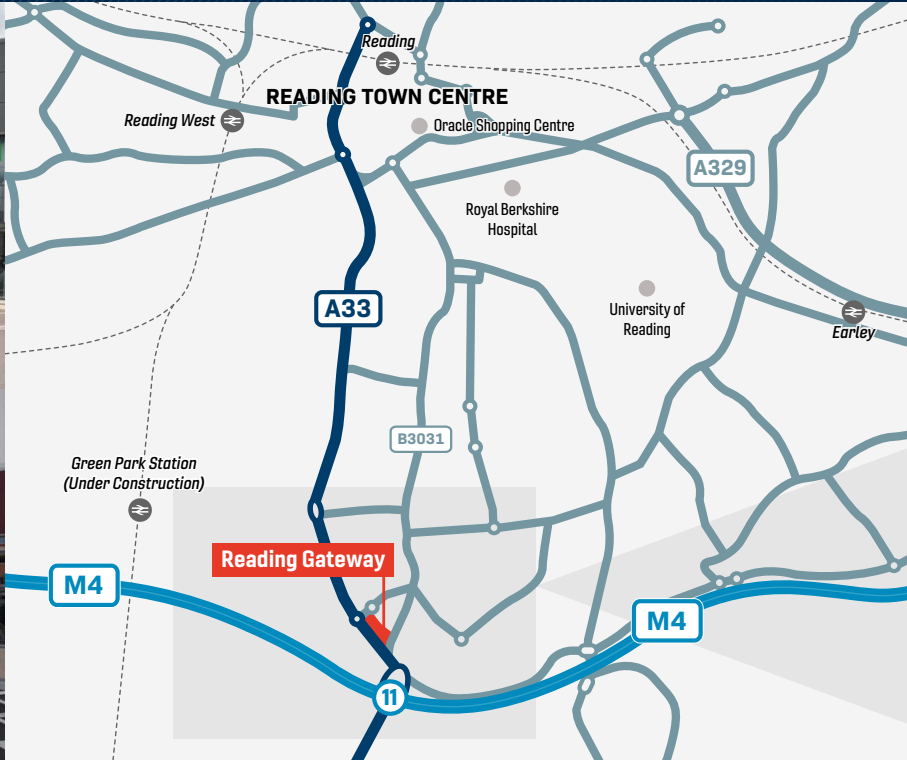
A33 BASINGSTOKE ROAD
RG2 0TD

- 46,000 passing vehicles daily
 - One of the most prominent and accessible retail and leisure schemes in South East
 - 326,000 catchment within 20 minutes
- * potential for full-cover mezzanine floor, subject to planning

Reading Gateway

A33 BASINGSTOKE ROAD, RG2 0TD

PRIME RETAIL & LEISURE OPPORTUNITY
FINAL UNIT AVAILABLE TO LET - 4,475 SQ FT*



- Easy access to M4 motorway, Junction 11
- Over 10,000 new homes proposed by 2026 within Reading, one of the fastest growing towns in South East.
- New mainline rail station at nearby Green Park under construction (Completion mid 2020) linking to Basingstoke with Reading and Crossrail services.
- New Park & Ride under construction at Green Park.
- Over 10,000 workers employed in the immediate area within the various business parks and estates.
- Opposite new trade counter scheme, car showrooms and recently completed 175-dwelling residential development.

Reading Gateway

A33 BASINGSTOKE ROAD, RG2 0TD

PRIME RETAIL & LEISURE OPPORTUNITY
FINAL UNIT AVAILABLE TO LET - 4,475 SQ FT*



- Final A1 / A2 / A3 unit to let – 4,475 sq ft GIA with mezzanine potential
- Completion of subdivision works due Autumn 2019
- 333 free parking spaces



Reading Gateway

A33 BASINGSTOKE ROAD, RG2 0TD



Further Information

For further information or to arrange a viewing please contact:

Adam Patrick / Tim Hornor

Fiona Zeitlyn



MISREPRESENTATION ACT. Edgerley Simpson Howe LLP, and Zeitlyn Farrell (the Joint Agents), for themselves and for the vendors of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of the Joint Agents or the vendors or lessors. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 4. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendor does not make or give and neither the Joint Agents nor any person in their employment has an authority to give any representation or warranty in relation to this property. August 2019. Designed and produced by Creativeworld Tel: 01282 858200.