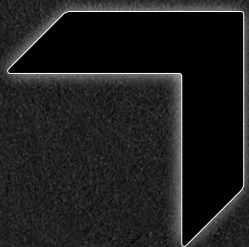
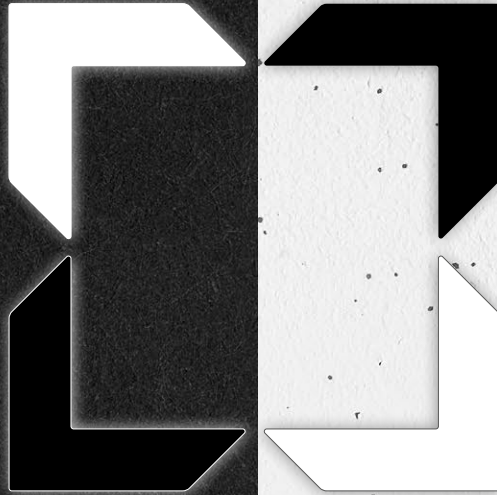
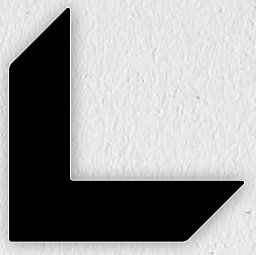


**READING**  
INTERNATIONAL  
**LOGISTICS**  
PARK



**GREAT**  
CONNECTIONS  
**MADE**  
SIMPLE





WE'RE  
REALLY  
INTO  
LOGISTICS  
PERFECTION...

YOU?

## ARC.

We bring together people and places, creating innovative spaces for dynamic businesses.

Once you know where you need to be, it's all about being the best you can be:

- ARC was formed using the Arlington Team which was Established in 1981
- Tried and tested delivery mechanism
- Creating exemplary working environments
- 40m+ sq ft delivered on time, on budget, every time
- 85% of our developments are bespoke for our customers

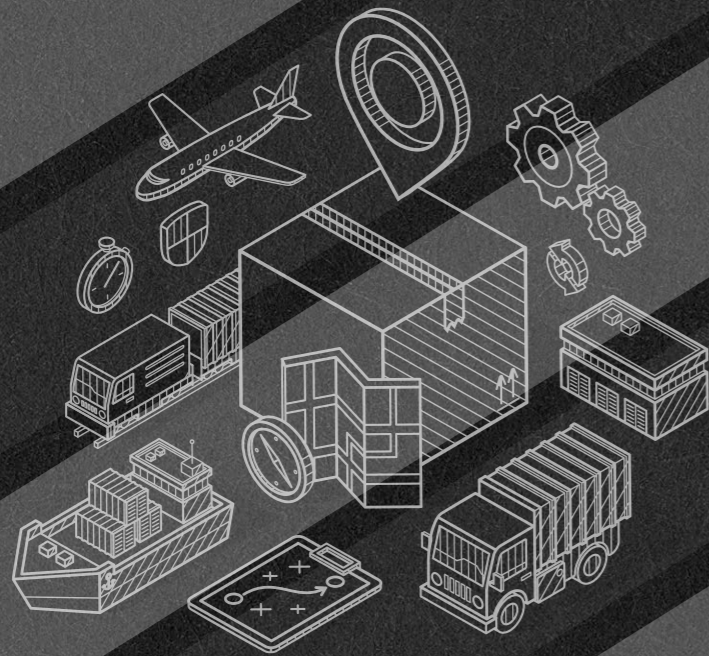


# A BRAND NEW DEVELOPMENT OF FOUR STATE OF THE ART UNITS IN THE READING'S GATEWAY

Reading International Logistics Park (or RILP) is delivering the next generation of gateway logistics (great connections made simple) with occupier led design at its core.

The development represents best in class design and building delivery occupying an unrivalled densely populated urban location with immediate access to Junction 11 of the M4 - the gateway to London and the South West.

The location has been endorsed by the nations most high profile occupiers including Tesco, DPD, DHL, Yodel, Argos, 3663.



NEXT GENERATION DEVELOPMENT

NEXT GENERATION DEVELOPMENT



 UNIT **I3** 25,360 SQ FT



 UNIT R4 31,312 SQ FT

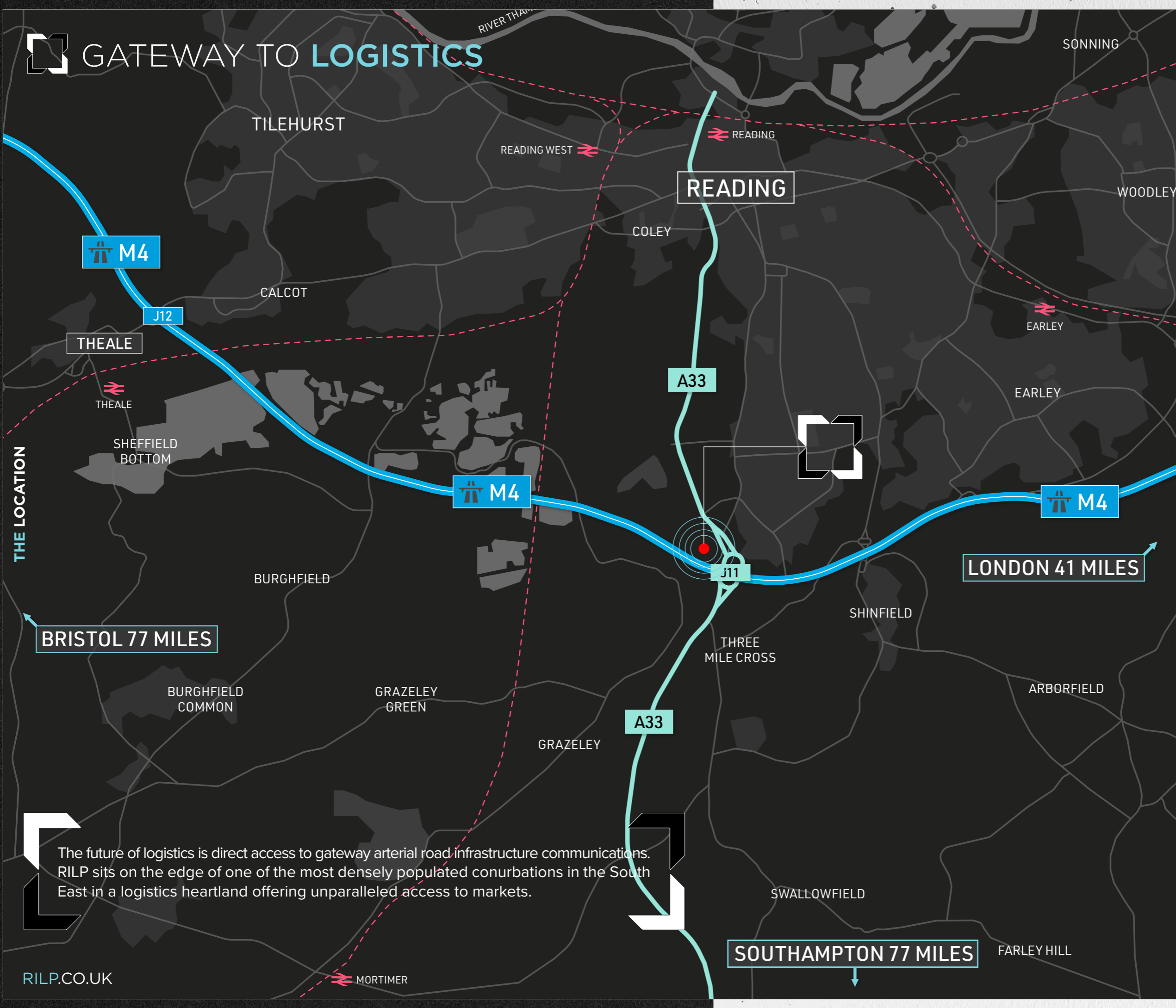
UNIT R4 31,312 SQ FT

UNIT R4 31,312 SQ FT





# GATEWAY TO LOGISTICS



THE LOCATION

The future of logistics is direct access to gateway arterial road infrastructure communications. RILP sits on the edge of one of the most densely populated conurbations in the South East in a logistics heartland offering unparalleled access to markets.



ROAD	DISTANCE
Reading Town Centre	3 miles
M3 (Via A33)	14 miles
A34 (M4 J13)	16 miles
M25 J15 (M4 4B)	22 miles
M40 J4 (via M4 J8/9 & A404)	23 miles
Heathrow Airport (M4 J4)	25 miles
Central London	41 miles
M1 (via M25)	43 miles
Southampton	45 miles
M5 J15 (M4 J20)	75 miles



RAIL	TIME
Central London	22 mins
Oxford	24 mins
Heathrow International Airport	42 mins



BUS	TIME
Madejski Stadium	5 mins
Reading Gate Retail Park	6 mins
Reading Town Centre	22 mins
Reading Station	27 mins



AIR	DISTANCE
Heathrow	40 mins
Gatwick	70 mins
Luton	74 mins



# OTHERS KNOW TOO...

BRISTOL



READING

M4

A33

what3words //flown.little.slick



what3words //flown.little.slick

M4 - J11

A33

A33

LONDON



 UNIT 13 25,360 SQ FT



UNIT 13 25,360 SQ FT

UNIT 13 25,360 SQ FT



**UNIT R4** 31,312 SQ FT

Eaves	10m
Yard	35m
Floor Loading	50 kN/m2
Floor Grade	FM2
Docks	-
Level Access Doors	3
Car Parking	28 spaces
Cycle Parking	8 spaces

GRADE A SPEC

# WHAT ABOUT THE SPEC THOUGH?

Eaves	12m
Yard	35m
Floor Loading	50 kN/m2
Floor Grade	FM2
Docks	5
Level Access Doors	2
Car Parking	59 spaces
Cycle Parking	20 spaces

**UNIT L2** 67,749 SQ FT



NET ZERO CARBON CONSTRUCTION



HGV CHARGING CAPABILITY



BREEAM VERY GOOD



EPC RATING A



EV CAR CHARGING POINTS



SOLAR PVS



10% ROOF LIGHTS

Eaves	10m
Yard	40m
Floor Loading	50 kN/m2
Floor Grade	FM2
Docks	-
Level Access Doors	2
Car Parking	19 spaces
Cycle Parking	6 spaces

25,360 SQ FT **UNIT I3**

GRADE A SPEC

You are at the heart of the design of your space. RILP will be delivered to market leading modern standards giving you comfort your business is future proofed.

Wellness and sustainability is assured ensuring your operational costs are given as much emphasis as the operational design. Not content with an unrivalled location we are delivering the highest quality in design and finish.

Eaves	12m
Yard	35m
Floor Loading	50 kN/m2
Floor Grade	FM2
Docks	2
Level Access Doors	2
Car Parking	36 spaces
Cycle Parking	10 spaces

36,727 SQ FT **UNIT P1**



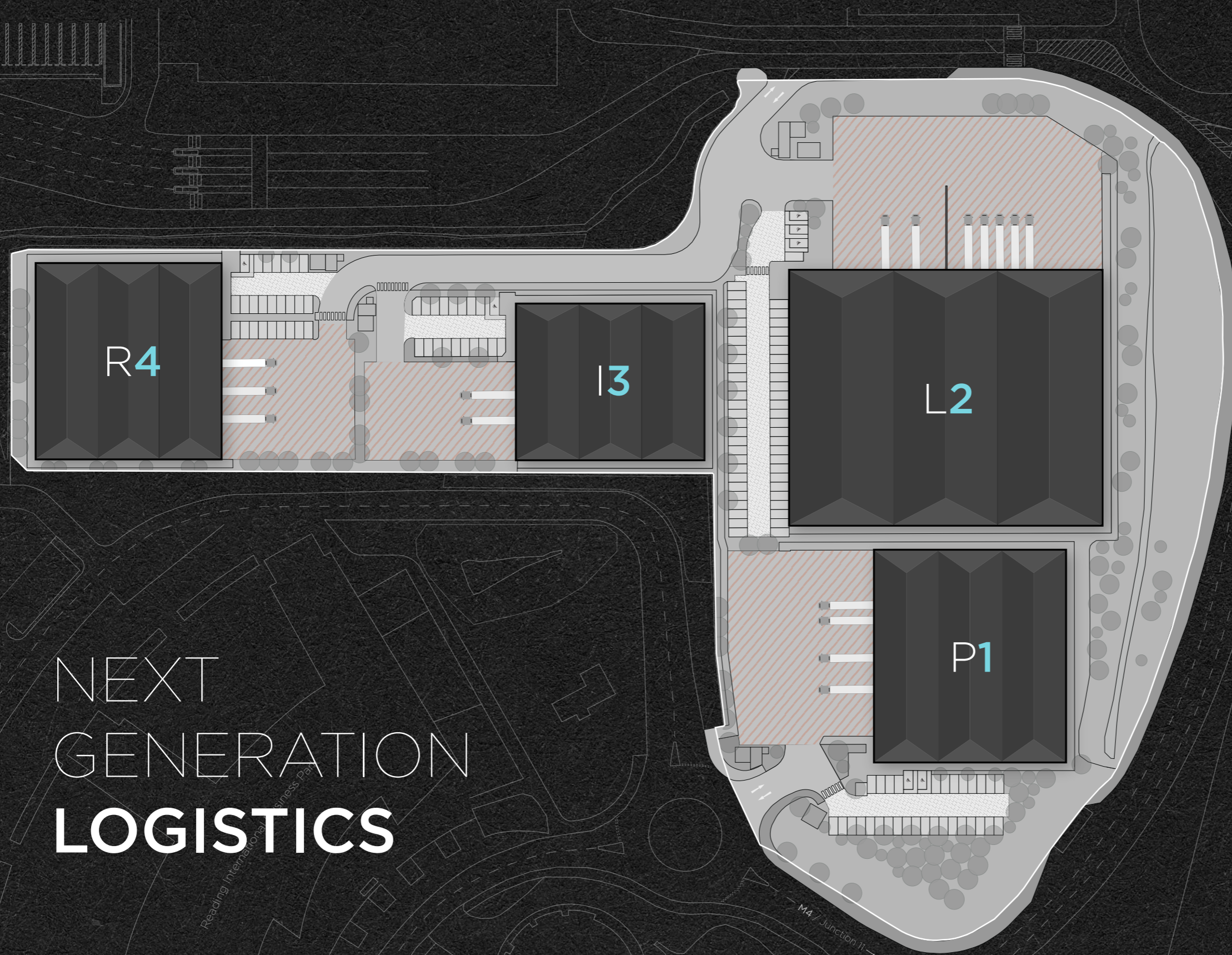
 UNIT L2 67,749 SQ FT

GREAT  
CONNECTIONS  
MADE  
SIMPLE

UNIT L2 67,749 SQ FT

UNIT L2 67,749 SQ FT





 **UNIT R4**  
31,312 SQ FT

UNIT R4	SQ FT	SQ M
Ground	27,179	2,525
First Floor	4,133	384
<b>TOTAL</b>	<b>31,312</b>	<b>2,909</b>

 **UNIT I3**  
25,360 SQ FT

UNIT I3	SQ FT	SQ M
Ground	21,851	2,030
First Floor	3,509	326
<b>TOTAL</b>	<b>25,360</b>	<b>2,356</b>

 **UNIT L2**  
67,749 SQ FT

UNIT L2	SQ FT	SQ M
Ground	59,568	5,534
First Floor	8,181	760
<b>TOTAL</b>	<b>67,749</b>	<b>6,294</b>

 **UNIT P1**  
36,727 SQ FT

UNIT P1	SQ FT	SQ M
Ground	30,290	2,814
First Floor	6,437	598
<b>TOTAL</b>	<b>36,727</b>	<b>3,412</b>

NEXT  
GENERATION  
**LOGISTICS**



 UNIT L2 67,749 SQ FT

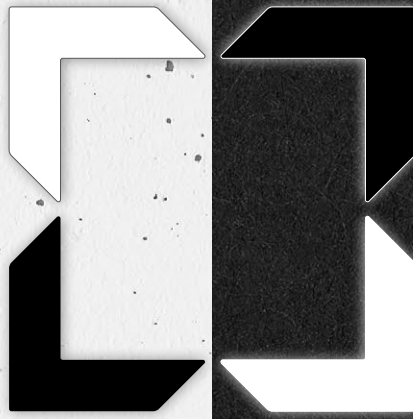
UNIT L2 67,749 SQ FT

UNIT L2 67,749 SQ FT

RILP has been designed to future proof your business, not only showcasing your business but facilitating optimal efficiency and employee welfare.

Each unit will provide Grade A office space within designed surroundings, benefiting from an abundance of natural light. A place your business and employees will be proud to call home.





## TERMS

The premises are available to let on new full repairing and Insuring leases for terms to be agreed. Rent on application.

## FURTHER INFORMATION:

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[www.eighty.studio](http://www.eighty.studio)

# ARC.

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A development by:

# ARC.