

New Build Industrial Units To Let  
13,705 to 90,118 Sq Ft

Available Q1 2027

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READING

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RG2 9FW

# Focused on Innovation, Designed for Efficiency

Focus, Reading will comprise a new, Grade A, highly sustainable industrial and logistics development. The scheme is set within established landscaping and will provide high quality on site amenity, providing an outstanding working environment for the occupiers.

Focus, Reading is designed with a strong focus on sustainability, aiming for an EPC A rating and BREEAM Excellent certification. This ensures exceptional energy efficiency and a minimal environmental footprint.



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# Focused on Quality, Built to Deliver



Targeting BREEAM  
'Excellent'



Landscaped Environment  
Promoting Biodiversity



Targeting EPC  
Rating 'A+'



Net Zero Carbon  
in Construction

## Unit 3a

13,705 SQ FT

## Unit 2

42,539 SQ FT

## Unit 1

90,118 SQ FT

## Unit 5

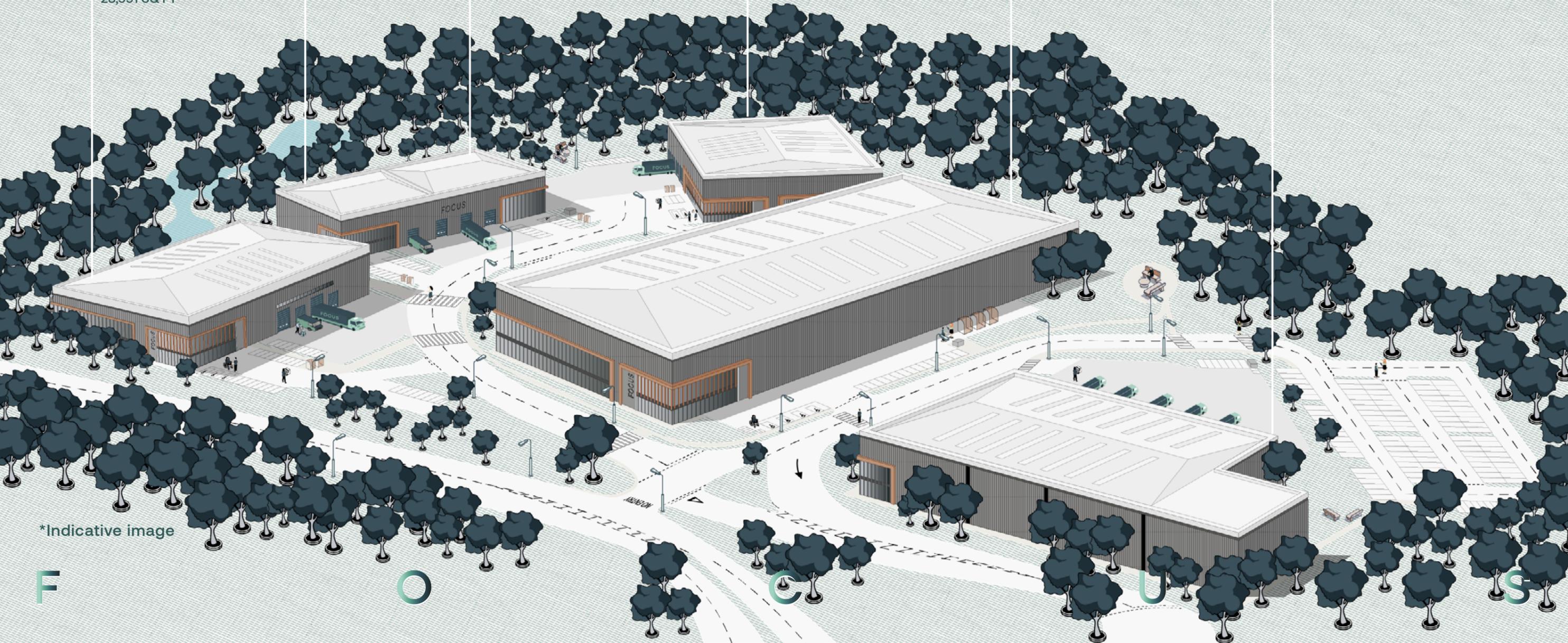
40,309 SQ FT

## Unit 3b

13,705 SQ FT

## Unit 4

28,991 SQ FT



\*Indicative image

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# Focused on Space, Built for Logistics

## Racking Layouts

Unit 1	<a href="#">Download here</a>
Unit 2	<a href="#">Download here</a>
Unit 3 A&B	<a href="#">Download here</a>
Unit 4	<a href="#">Download here</a>
Unit 5	<a href="#">Download here</a>

## Pallet Spaces

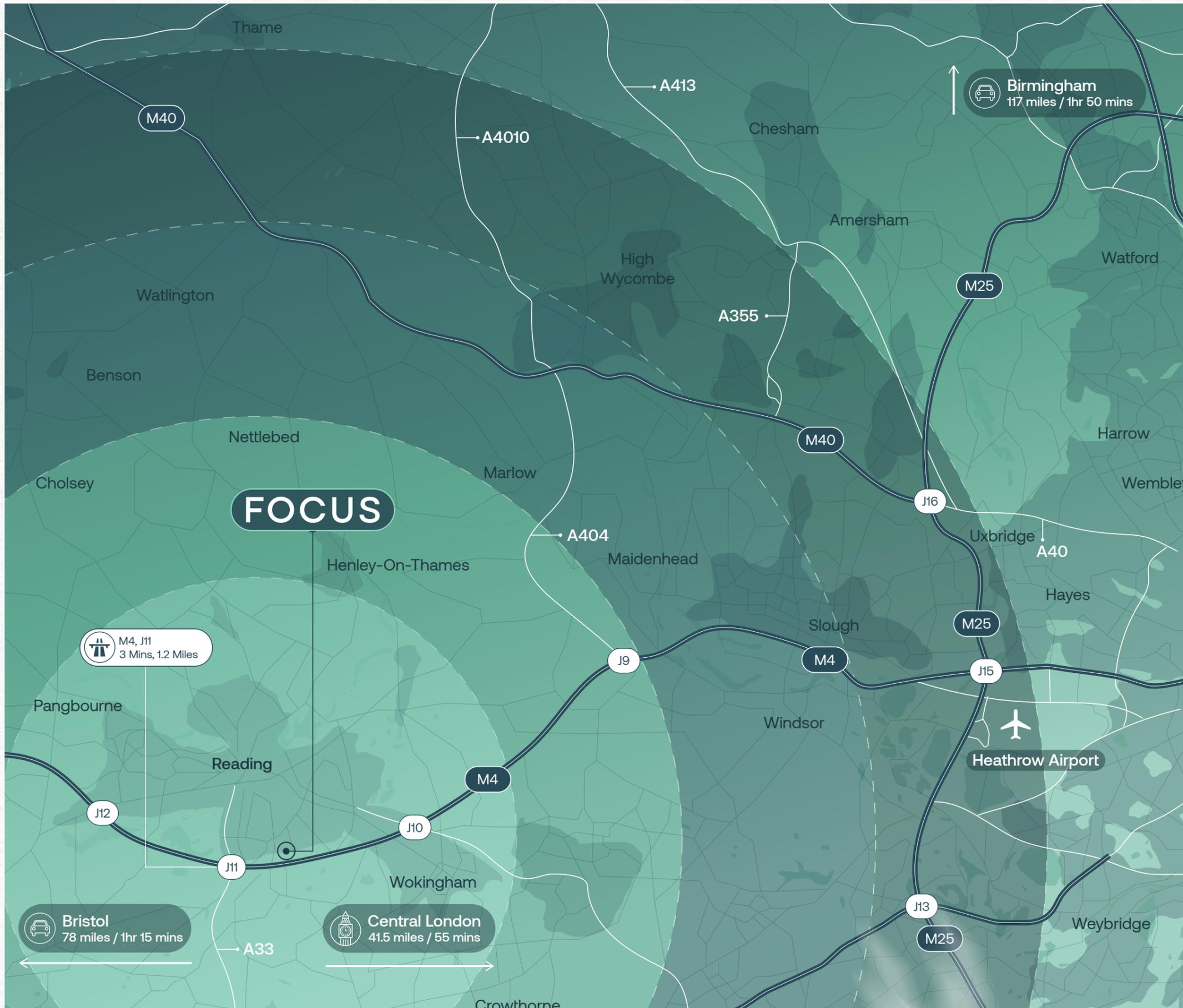
Unit 1	18200
Unit 2	7848
Unit 3 A&B	1528 / 1520
Unit 4	4028
Unit 5	6670

## Eaves Heights

Unit 1	12m
Unit 2	10m
Unit 3 A&B	8m
Unit 4	10m
Unit 5	10m



F O C U S



Focus, Reading provides excellent connectivity to major transport networks, rail stations and airports. The proposed scheme offers easy access to the M4 Corridor and proximity to London, making it an attractive location for industrial and logistics operators.

	Distance	Time
M4 J11	1.2 miles	3 mins
A33	1.2 miles	3 mins
Reading Town Centre	3.3 miles	12 mins
A329 (M)	6.3 miles	10 mins
M25 J15	25 miles	31 mins

	Distance	Time
Winnersh	4.4 Miles	11 Mins
Reading Station	3.8 Miles	15 Mins

	Distance	Time
Heathrow Airport	27.8 Miles	35 Mins
Gatwick Airport	63.7 Miles	1 Hr 15 Mins

	Distance	Time
Southampton Port	49.0 Miles	1 Hr
Bristol Port	85.9 Miles	1 Hr 30 Mins

# FOCUS

Focused on Location,  
Placed for Performance

# FOCUS

Tesco  
Distriiribution Centre

Reading F.C

B&Q

Audi

Travis Perkins

DHL

Reading Town Centre

M4 / J11

M4

A33

M4

B3270

M4

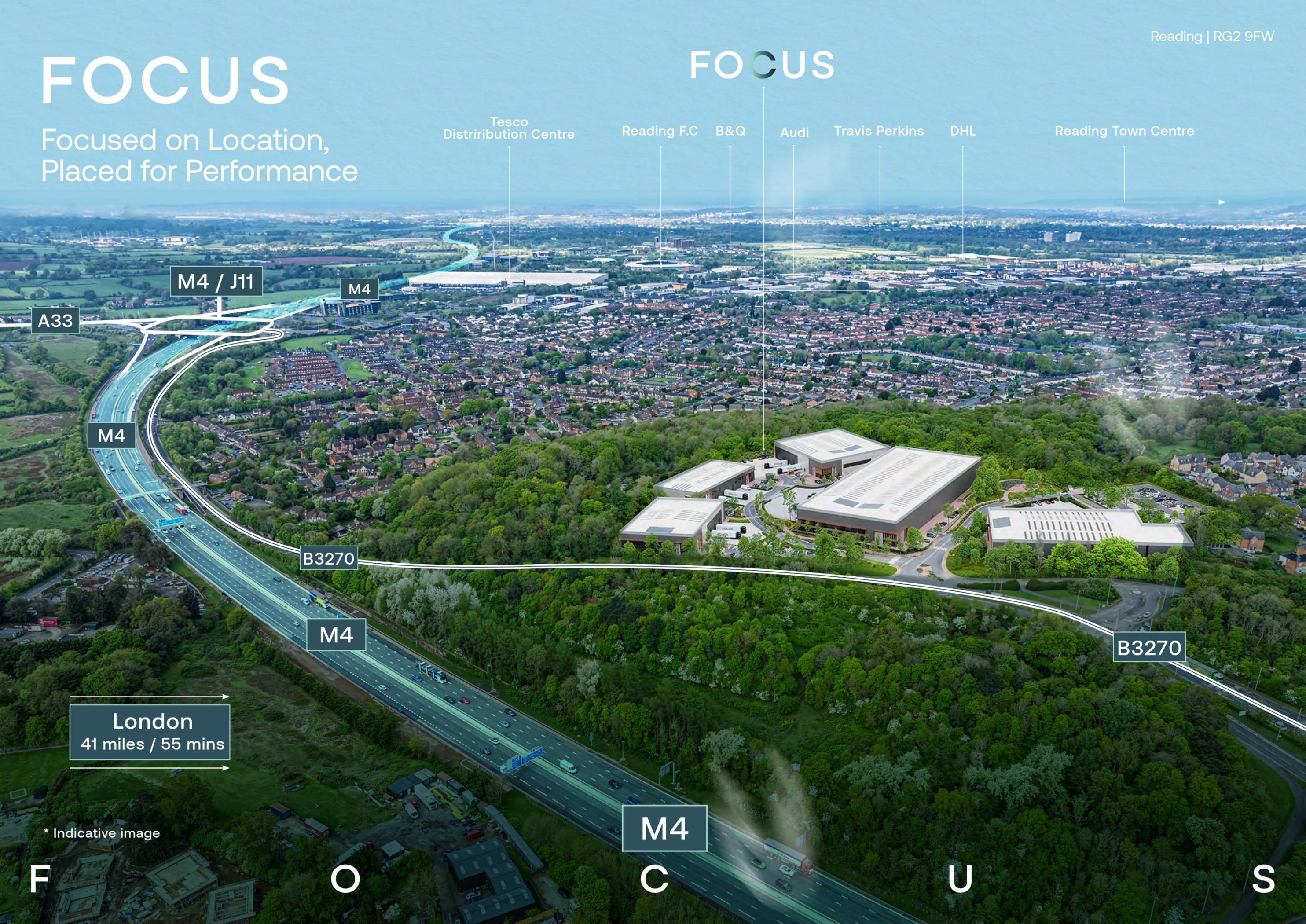
B3270

London  
41 miles / 55 mins

M4

\* Indicative image

F O C U S



# Unit 1

## 90,118 SQ FT



Warehouse	79,616 SQ FT
FF Office	10,503 SQ FT
<b>Total (GEA)</b>	<b>90,118 SQ FT</b>

12m Clear Internal Height

40m Yard Depth

2 HGV Level Access Loading Doors

PV Panelling

6 HGV Dock Level Loading Doors

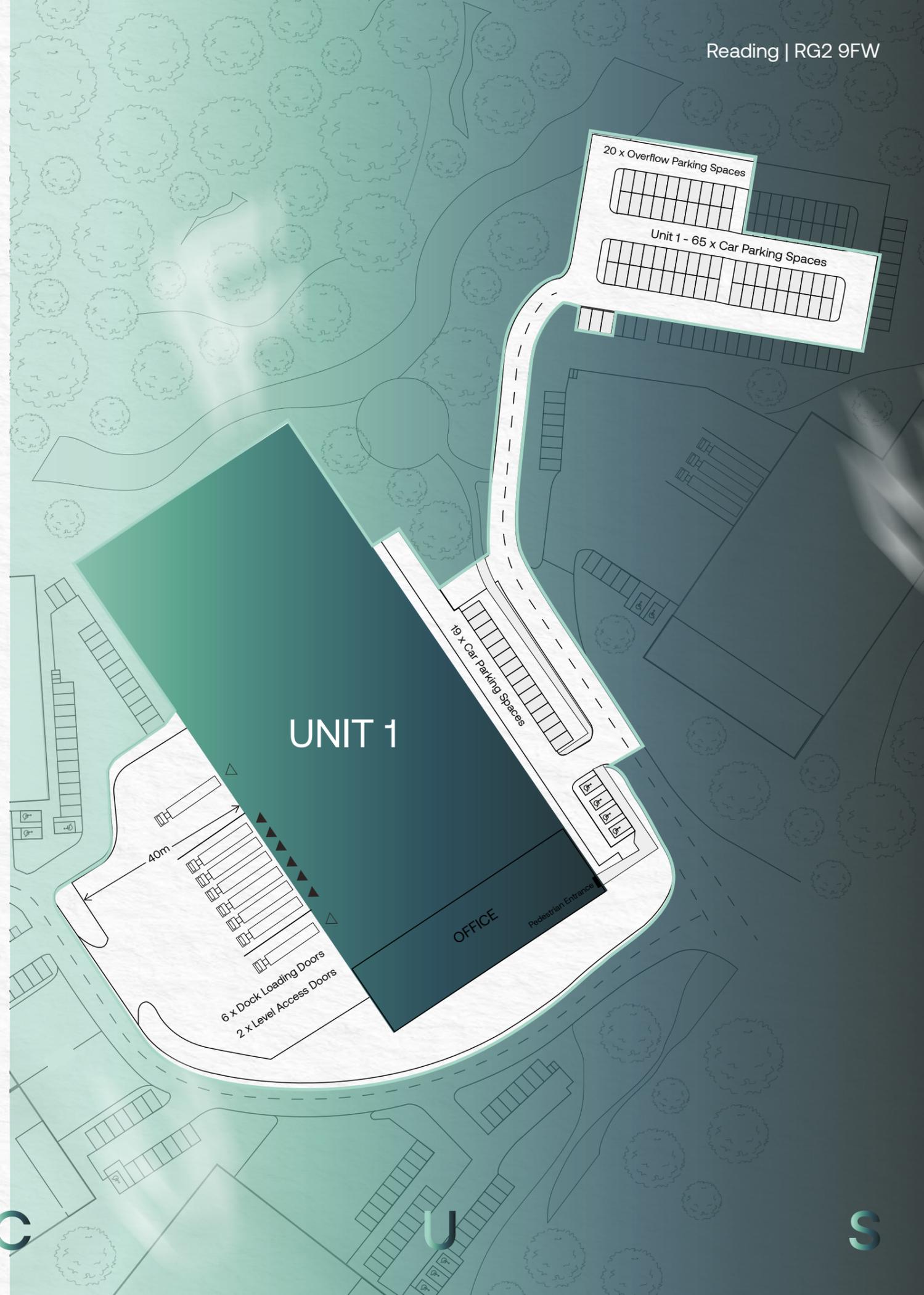
LED Lighting

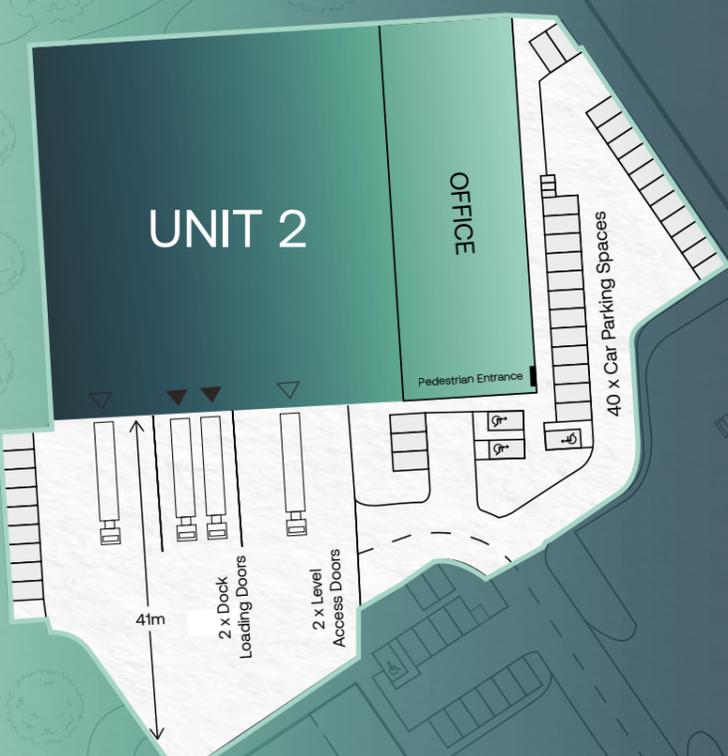
84 Car Parking Spaces

Targeting BREEAM 'Excellent'

Secure Yard

Targeting EPC 'A+'





# Unit 2

## 42,539 SQ FT



Warehouse	36,339 SQ FT
FF Office	6,200 SQ FT
<b>Total (GEA)</b>	<b>42,539 SQ FT</b>

10m Clear Internal Height

41m Yard Depth

2 HGV Level Access Loading Doors

PV Panelling

2 HGV Dock Level Loading Doors

LED Lighting

40 Car Parking Spaces

Targeting BREEAM 'Excellent'

Secure Yard

Targeting EPC 'A+'

# Unit 3 A&B

## 13,705 SQ FT



Warehouse	11,406 SQ FT
FF Office	2,300 SQ FT
<b>Total - Each Unit (GEA)</b>	<b>13,705 SQ FT</b>

8m Clear Internal Height

19m Yard Depth

1 Level Access Loading Door Per Unit

PV Panelling

1 Van Dock Level Loading Door Per Unit

LED Lighting

3A - 11x Car Spaces  
3B - 15x Car Spaces

Targeting BREEAM 'Excellent'

Secure Yard

Targeting EPC 'A+'



# Unit 4

## 28,991 SQ FT



Warehouse	24,337 SQ FT
FF Office	4,654 SQ FT
<b>Total (GEA)</b>	<b>28,991 SQ FT</b>



10m Clear Internal Height

PV Panelling

2 HGV Level Access Loading Doors

LED Lighting

2 Van Loading Doors

Targeting EPC 'A+'

29 Car Parking Spaces

Targeting BREEAM 'Excellent'

30.5m Yard Depth

Secure Yard

# Unit 5

## 40,309 SQ FT



Warehouse	34,550 SQ FT
FF Office	5,759 SQ FT
<b>Total (GEA)</b>	<b>40,309 SQ FT</b>

10m Clear Internal Height

40m Yard Depth

2 HGV Level Access Loading Doors

PV Panelling

4 HGV Dock Level Loading Doors

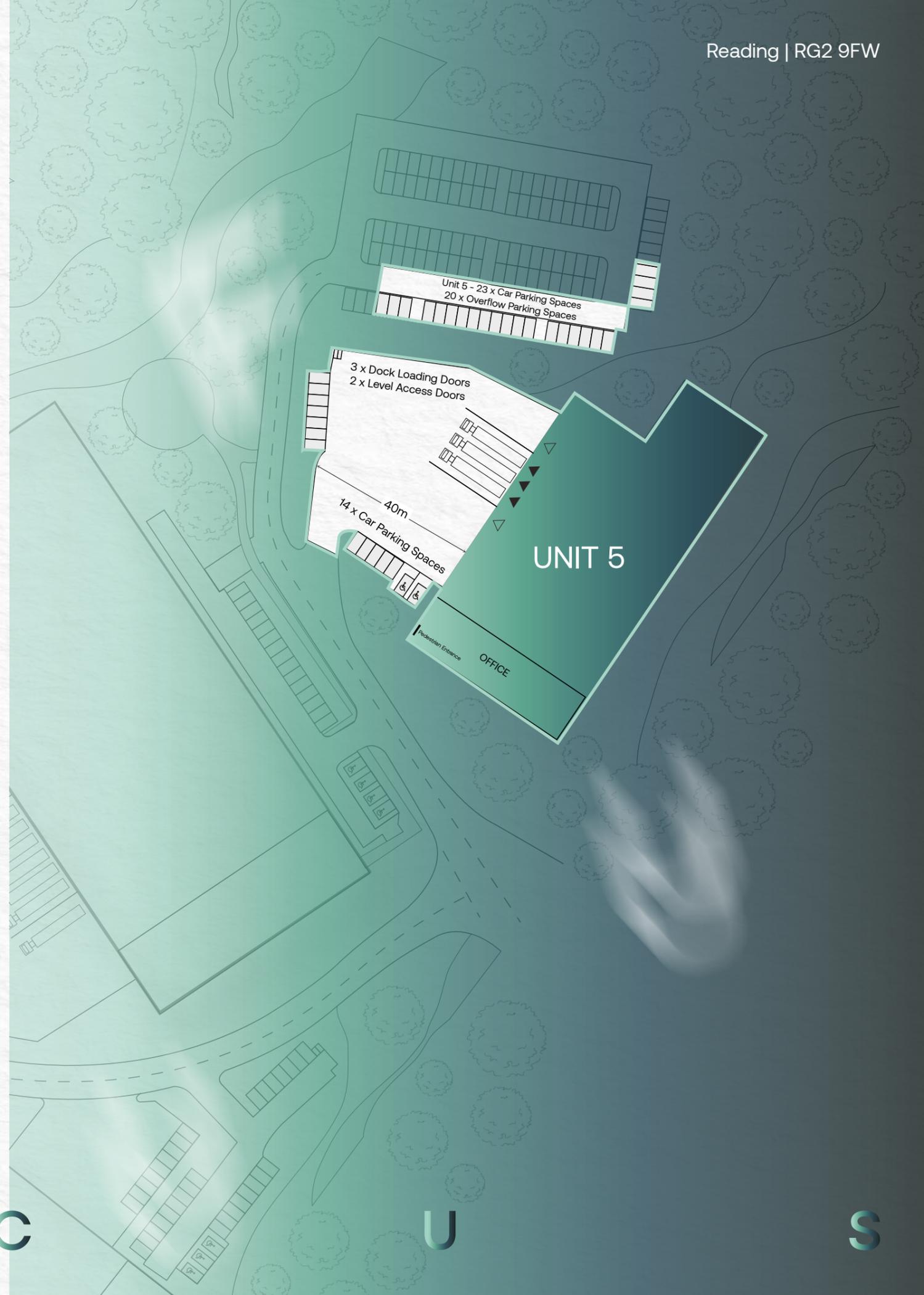
LED Lighting

37 Car Parking Spaces

Targeting BREEAM 'Excellent'

Secure Yard

Targeting EPC 'A+'



# Focused on the Details. Built for Results



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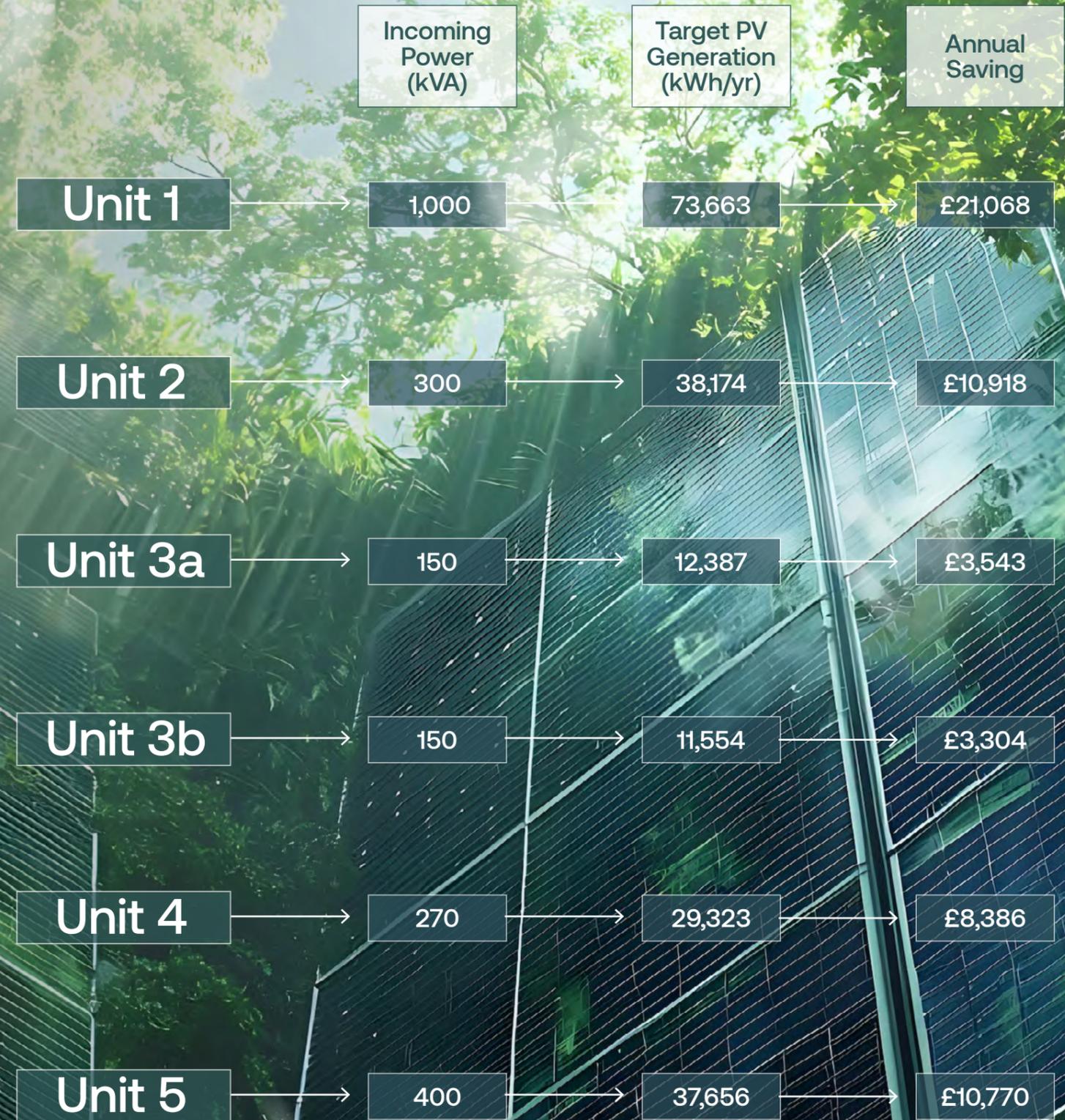
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# Sustainable Solutions, Long-Term Savings

Energy-saving features such as rooftop photovoltaics, high-efficiency LED lighting, and EV charging infrastructure help reduce both energy consumption and carbon emissions. The development is targeting a BREEAM 'Excellent' rating and an EPC Rating of 'A+'.



\*compared to a 20-year-old building of equivalent size

# Focused on Wellbeing, Designed for Work and Life



F O C U S

# Reading in Focus: Powered by Progress

Reading stands out as one of the UK's most dynamic urban economies, with an impressive employment rate of 86.1%—well above the South East average. With a population of 318,000, the town boasts a strong presence across key sectors, including construction (6.7%), manufacturing (5.8%), and transport & storage (4.2%).

Although unemployment is slightly above the regional average at 3.5%, Reading's economic outlook is robust. It is projected to be the UK's fastest-growing city between 2024 and 2027, powered by a thriving information and communication technology sector.

Adding to its strength, Reading ranks second only to London in export value per worker, exceeding £140,000—highlighting its concentration of high-tech and professional service industries.

86.1%

Employment Rate: As of December 2023, Reading's employment rate for individuals aged 16 to 64 was 86.1%, higher than the South East average of 79.3% Source: ONS

3.5%

Unemployment Rate: The unemployment rate in Reading was 3.5% for those aged 16 and over, slightly higher than the South East average of 2.9% Source: ONS

4.2%

Local people work Transport & Storage (6,989)

Source: ONS

5.8%

Local people work in manufacturing (9,575)

Source: ONS

6.7%

Local people work in construction (11,037)

Source: ONS

318,000

Reading has a population of 318,000

Source: ONS

3.3%

Economic Growth Leader: Reading is projected to be the UK's fastest-growing city between 2024 and 2027, driven by its strong information and communication technology sector, which is expected to grow at an average annual rate of 3.3%.

Source: ONS

£140,000

Export Strength: Reading ranks second only to London in export value per worker, exceeding £140,000. This high export value is driven by its concentration of high-tech and professional service firms

Source: ONS

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■ **HOLLIS  
HOCKLEY**

Nick Hardie  
nick.hardie@hollishockley.co.uk  
+44 7732 473 357

William Merrett-Clarke  
william.merrett-clarke@hollishockley.co.uk  
+44 7774 269 443

Freddie Chandler  
freddie.chandler@hollishockley.co.uk  
+44 7935 769 627



Katy Kenealy  
katy.kenealy@jll.com  
+44 7892 704 393

Sarah Downes  
sarah.downes@jll.com  
+44 7856 003 033

James Newton  
james.newton1@jll.com  
+44 7701 230 718

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