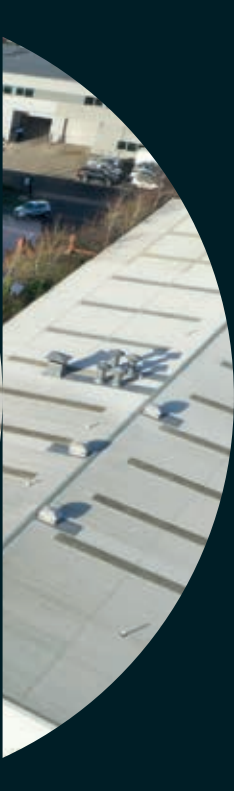




Bennett Road,  
Reading RG2 0QX

**Brand new industrial  
/ warehouse unit  
48,910 sq ft (4,544 sq m)**



To Let - Available July 2026  
Construction started



# A progressive new development

Greenlight Reading is a brand new industrial / warehouse unit located just 1.5 miles from Junction 11 of the M4.

We believe in relentlessly raising the bar on sustainability. Using innovative technologies we target the highest possible sustainability rating.

This commitment to greener means lower running costs and carbon emissions for occupiers, and enhanced wellbeing for employees.



**318,000**  
population in Reading

**4.2%**  
local people work in Transport and Storage (6,989)

**5.8%**  
local people work in Manufacturing (9,575)

**6.7%**  
local people work in Construction (11,037)



Targeting BREEAM Outstanding



Targeting EPC A+



Net Zero Carbon Operations Enabled



Highly Efficient Thermal Envelope



PV Panels Installed



EV Charging Infrastructure



Low Air Permeability



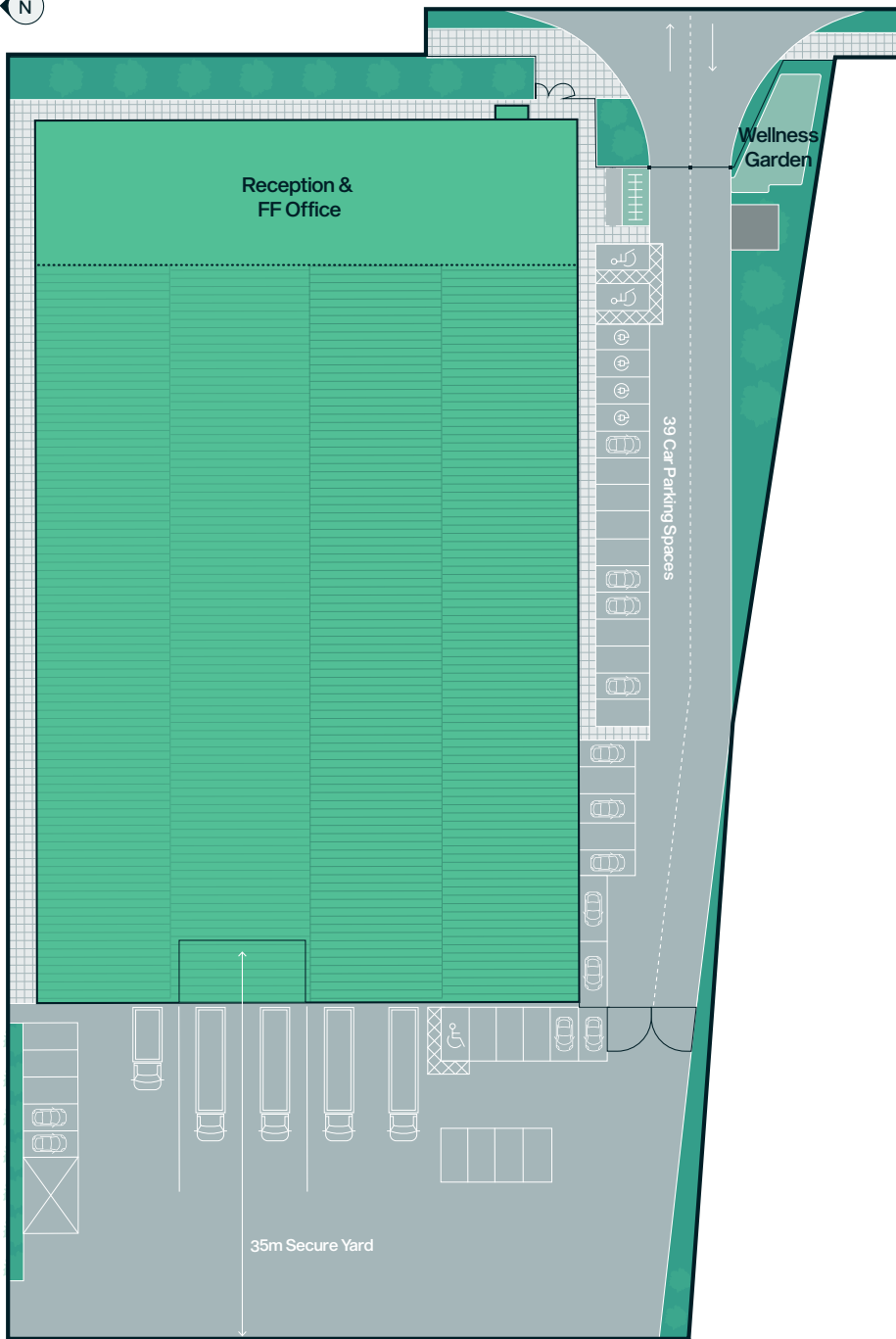
Cycle Parking



10% Roof Lighting



Wellness Garden



Unit	Sq M (GEA)	Sq Ft (GEA)
Warehouse	3,834	41,268
Office	710	7,642
<b>Total</b>	<b>4,544</b>	<b>48,910</b>



2 Euro Dock Doors  
3 Level Access



12m Eaves  
Height



50 KN/sq m  
Floor Loading



4 EV Charging  
Spaces



500 kVA  
Power Supply



24/7 Unrestricted  
Access



35m  
Secure Yard



39 Car  
Parking Spaces

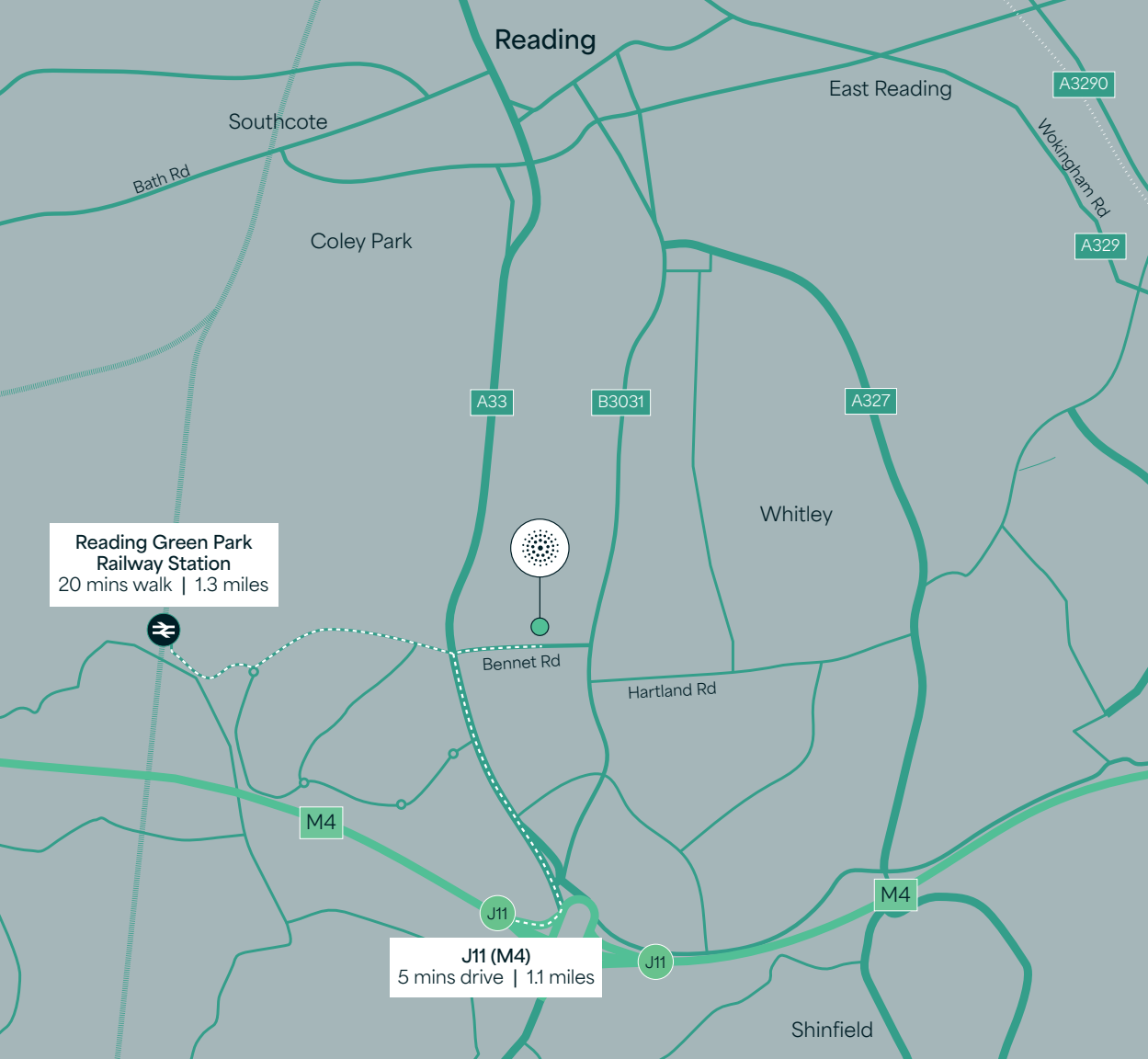


15% Cat A  
Offices



Steel Frame Can  
Accommodate PV Panels  
Across the Roof





**Bennett Road**  
Reading, RG2 0QX  
[///canny.maybe.locate](http://canny.maybe.locate)

[greenlight-urbanlogistics.com/reading](http://greenlight-urbanlogistics.com/reading)

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Client funds advised by

**DELANCEY**

**Coltham**