

# transigo...



- Xtrac 1
- Thatcham Engineering 2
  - SCA Packaging 3
- Motor Insurance Repair Research Centre 4
  - GIST 5
  - SCA 6
  - Experian 7
  - British Gas Engineering Centre 8
    - Scania 9
    - Panasonic 10











a new 155,000 sq ft industrial/distribution warehouse development with units from 7,000 sq ft up to 77,000 sq ft strategically located at the hub of the M4 and A34 corridors

Designed to be suitable for B1(c): Research & Development, B2: Industrial and B8: Warehouse uses, these modern units are both eco friendly and attractive, with individual glazed frontages. Units also enjoy excellent natural light with generous parking and loading facilities whilst being set within a landscaped environment.

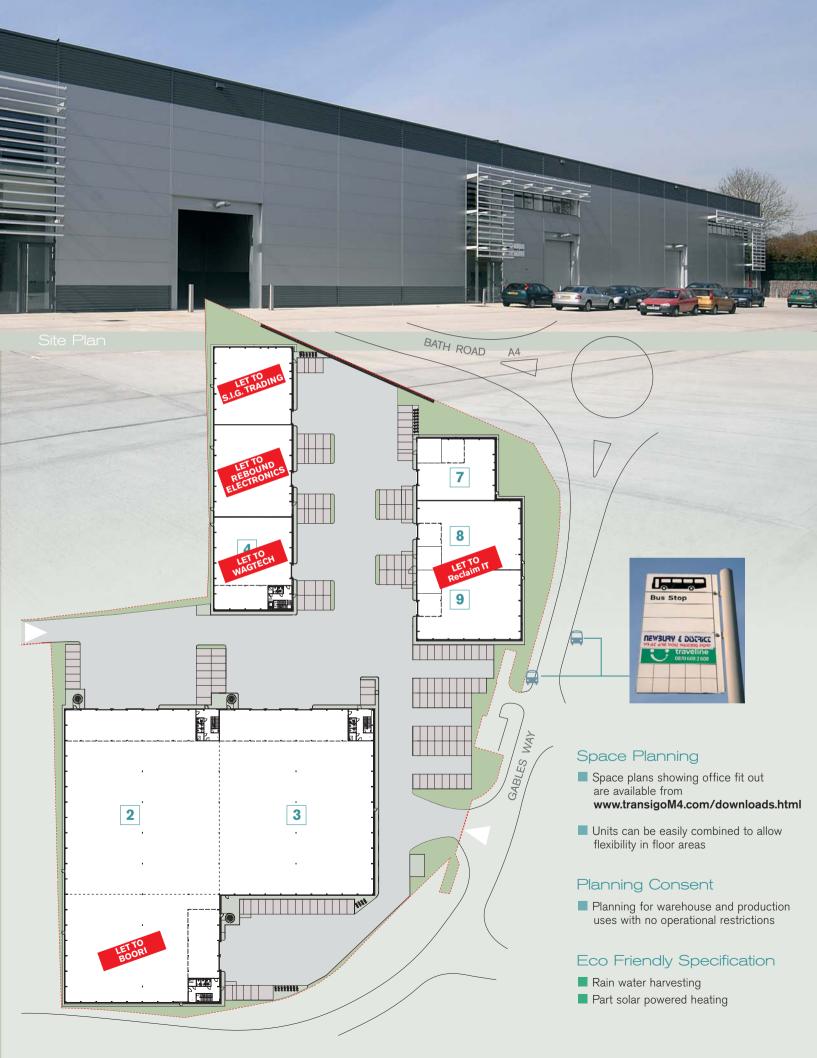
Each unit has high quality office accommodation with central heating, double glazed windows and raised floors.





#### Accommodation

AC			
-		sq ft	sq m
1	warehouse	19,438	06
	first floor	LET	321
	tota	22,894	2,127
2	warehouse	32,799	3,047
1	first floor offices	5,733	533
	total	38,552	3,582
3	warehouse	32,893	3,056
	first floor offices	5,670	527
	total	38,647	3,590
4	warehouse	8,402	81
	first floor	LET	204
	tota	10,559	985
5	warehouse	8,377	778
		IEI	122
	tota	9,693	900
6	warehouse	7,025	253
	first floor off	IET	124
	tota	8,359	777
7	warehouse	5,597	520
	first floor offices	1,354	126
	total	6,952	646
8	warehouse	8,465	86
	first floor off	IET	122
	tota	9,781	909
9	warehouse	8.412	82
	first flo	LET	122
	tota	9,729	904
	total	155.166	14.420



## transigo

is located within this well established industrial centre with prominence onto the A4 main arterial road. Access is via Gables Way, close to its junction with the A4.

Newbury town centre	3 miles
M4 Junction 12 and 13	8 miles
A34 main north/south trunk road	4 miles
Thatcham Station (to London Paddington)	1 mile
Bus 102 (Reading and Newbury) Gables Way	60 vards



### **Terms**

The units are available on a leasehold or freehold basis. Please contact the joint sole agents for a proposal.







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## www.transigoM4.com

Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agent nor their clients guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. September 2011