

HURRICANE URBAN HUB



TO LET

A NEW SPECULATIVE WAREHOUSE/INDUSTRIAL DEVELOPMENT
AVAILABLE NOW. UNITS RANGING FROM 10,500 SQ.FT – 48,000 SQ.FT

Headley Road East, Woodley, Reading, RG5 4SN

IMMEDIATELY AVAILABLE TO OCCUPY

hurricaneurbanhub.co.uk

HILLWOOD
A PEROT COMPANY®

Goya
urban warehouse
development

Hurricane Urban Hub Reading

Hurricane Urban Hub, Reading, is an exciting and unique 10 unit speculative warehouse/industrial development with units ranging from 10,500 – 48,000sq.ft.

Located in close proximity to Junction 10 of the M4, this development provides occupiers immediate access to the M4 via A329(M) and unrivalled links to London, Maidenhead, Bracknell, Swindon and the West. By locating your business at Hurricane Urban Hub you will be in good company, with well know occupiers situated nearby including:



The scheme has been developed to the highest specification and green credentials, including net zero carbon emissions.

- 7.5 acre landscaped site.
- Providing 10 new urban industrial units totalling c.185,000sq/ft.
- All units finished to the highest specification including fitted first floor office accommodation and shower facilities.
- Occupiers benefit directly from savings generated by Solar PV Panels on all units.
- Secure Yards to Units 9 & 10.
- Planning for use classes E(g)iii, B2, B8.





The development is situated on the south side of Headley Road East. Approximately 6 miles east of Reading town centre.

*Indicative CGI

Site Plan Flexible Units

Innovative, sustainable design
Units ranging from 10,500 sq.ft – 48,000 sq.ft

*Units can be combined



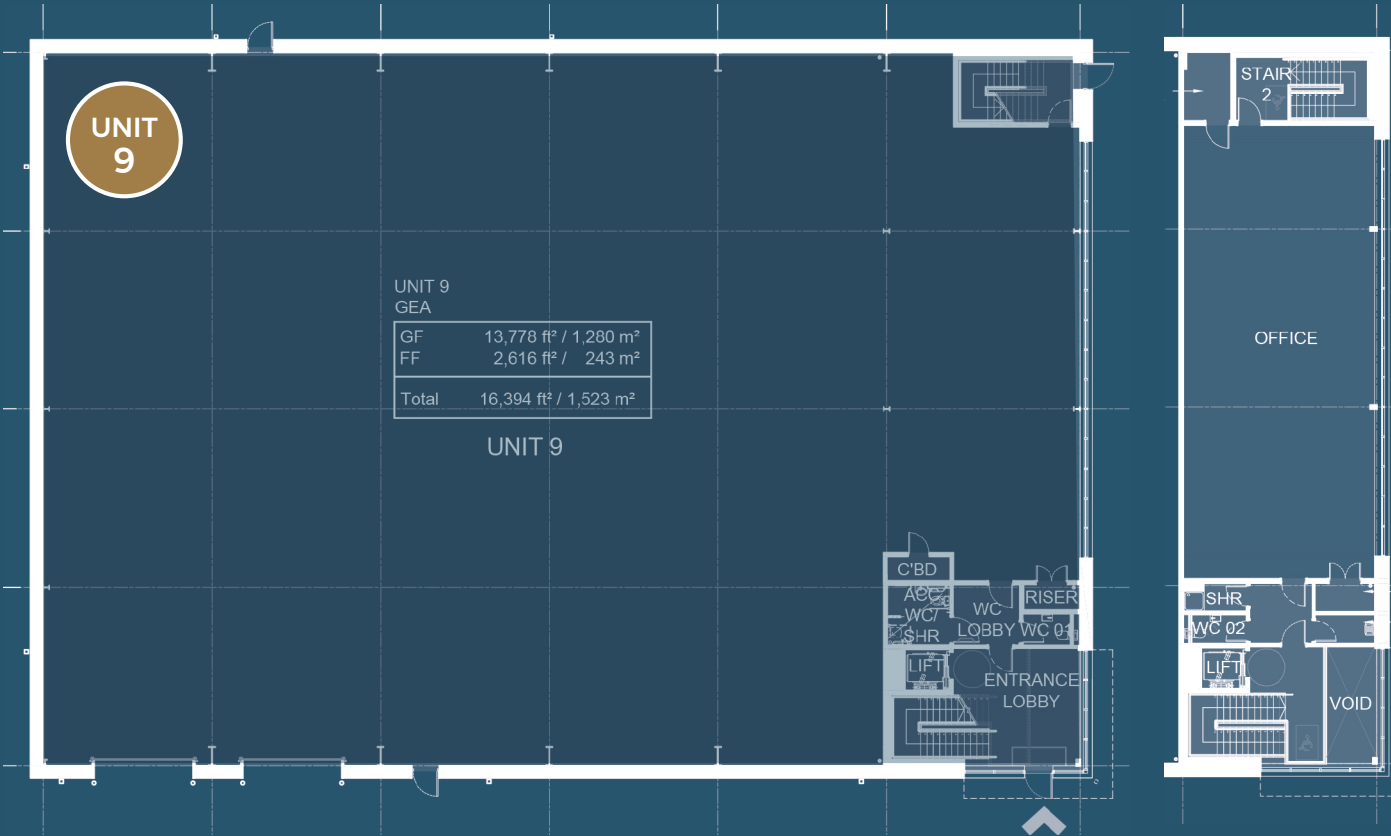
UNIT	GROUND GEA (ft²)	FIRST GEA (ft²)	TOTAL GEA (m²)						
				TOTAL GEA (ft²)	LOADING DOORS	EAVES HEIGHT	YARD DEPTH	CAR PARKING SPACES	SECURE YARD
1	16,565	2,788	1,798	19,353	2	8.5m	19m	22	
2	10,301	1,905	1,134	12,206	1	8.5m	19m	11	
3	8,880	1,668	980	10,548	1	8.5m	17m	11	
4	15,285	2,551	1,657	17,836	2	8.5m	17m	20	
5	12,573	2,390	1,390	14,963	2	8.5m	17m	14	
6	27,631	4,445	2,980	32,076	3	8.5m	30m	32	
7	23,035	3,616	2,476	26,651	3	8.5m	25m	26	
8	18,019	3,025	1,955	21,044	2	8.5m	25m	22	
9	13,778	2,616	1,523	16,394	2	8.5m	25m	16	✓
10	11,560	2,067	1,266	13,627	2	8.5m	25m	14	✓
TOTAL				17,159					
				184,698					

Standalone Units

Secure Yards

- Both Units 9 & 10 are detached, standalone units
- Generous car parking
- Above average loading door provision

UNIT	GROUND GEA (ft²)	FIRST GEA (ft²)	TOTAL GEA (m²)		LOADING DOORS	EAVES HEIGHT	YARD DEPTH	CAR PARKING SPACES
9	13,778	2,616	1,523	16,394	2	8.5m	25m	16
10	11,560	2,067	1,266	13,627	2	8.5m	25m	14



Unique to you Specification

The development will also have the Goya Green Credentials and superior specification, with the buildings designed to perform for all occupiers.



Minimum 8.5m clear internal height



50KN m2 floor loading



Secure yard



Electric level access loading doors



Yard depths ranging from 16.5m - 25m



First floor offices



Lifts to offices (except units 2, 3, 4)



Shower facilities



Comfort cooling/heating system to offices



Allocated cycle parking (94 spaces)



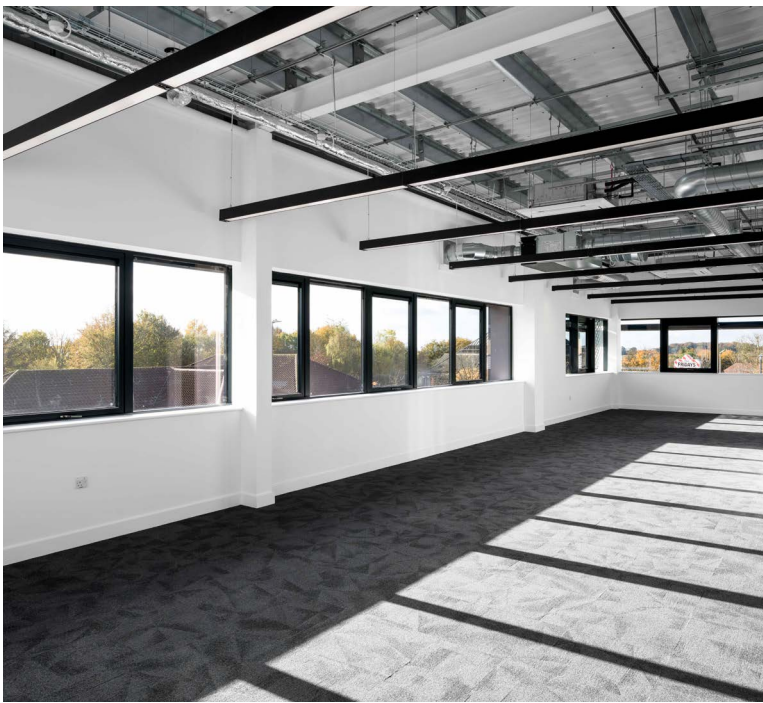
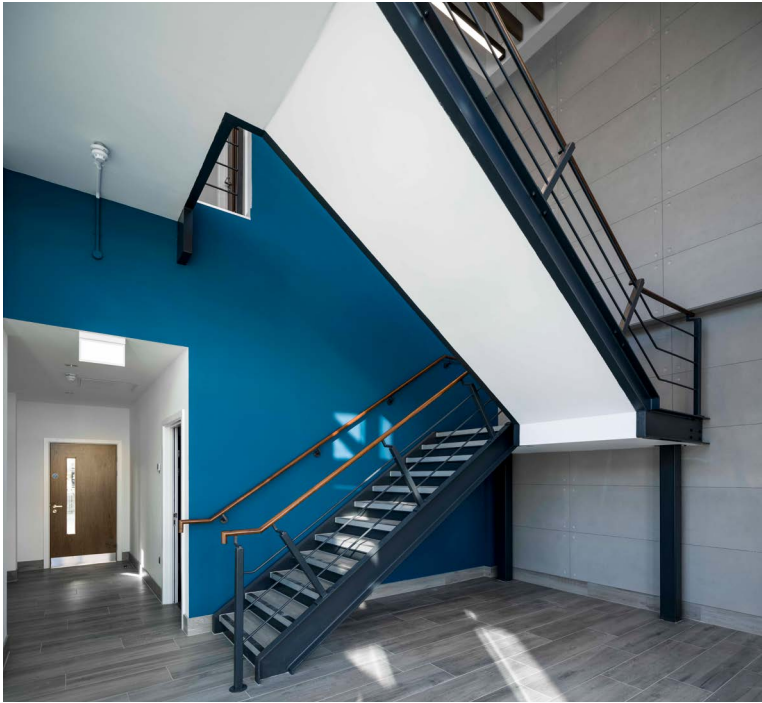
15% Roof lights to ensure natural light to warehouse



Power ranging from 120kVA – 280kVA



Pandemic health & safety initiatives



Green Specifications Sustainable Futures

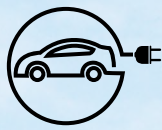
Hurricane Urban Hub provides highly sustainable industrial units. The scheme presents an opportunity for occupiers to minimize their environmental footprint, without compromising on unit specification.



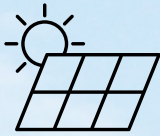
BREEAM
target 'Excellent'



EPC A+
target



Electric vehicle
charging points



PV panning
to roof



Ground & air source
heat pumps for office
heating/cooling



Water regulation
technology



Green walls /
bio-diversity
enhancements



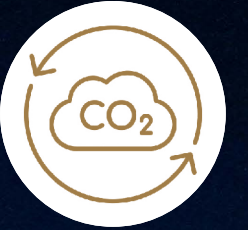
Thermal insulation and
airtightness in excess
of building regulations

POTENTIAL
SAVINGS OF
C. £0.98PSF
PER ANNUM*

Occupiers will benefit directly from the free electricity generated from the PV system, this will enable a maximum cost savings per annum if all the electricity is used as below;

Unit 1	£19,350 p.a	Unit 6	£32,075 p.a
Unit 2	£12,205 p.a	Unit 7	£26,650 p.a
Unit 3	£10,550 p.a	Unit 8	£21,045 p.a
Unit 4	£17,835 p.a	Unit 9	£16,395 p.a
Unit 5	£14,965 p.a	Unit 10	£13,625 p.a

*assumption/calculation is based off an assumed rate of £0.28p kW.



Carbon savings across the scheme equate to 116 one-way flights from London to New York.

(Source: ICAO Carbon Emissions Calculator).

Location

Headley Road East, Woodley, Reading RG5 4SN

The property is located to the east of Reading some 1.4 miles from the A329(M), which provides direct access to J10 of the M4. Reading railway station is on the Great Western Main Line providing a direct rail service to London Paddington, with a fastest journey time of 24 minutes.

There are also regular services to Maidenhead, Basingstoke and Bristol. Heathrow Airport is located approximately 32 miles to the East, providing cargo and passenger flights to both domestic and international destinations.

 ROAD	 RAIL
A329m	FROM READING CENTRAL;
Junction 10 M4	Oxford23 minutes
Reading Town Centre	London Paddington24 minutes
M25	Bristol53 minutes
Central London	Birmingham92 minutes

 ELIZABETH LINE	 AIR
Central London	Heathrow(28 mins) 32 miles

Agents



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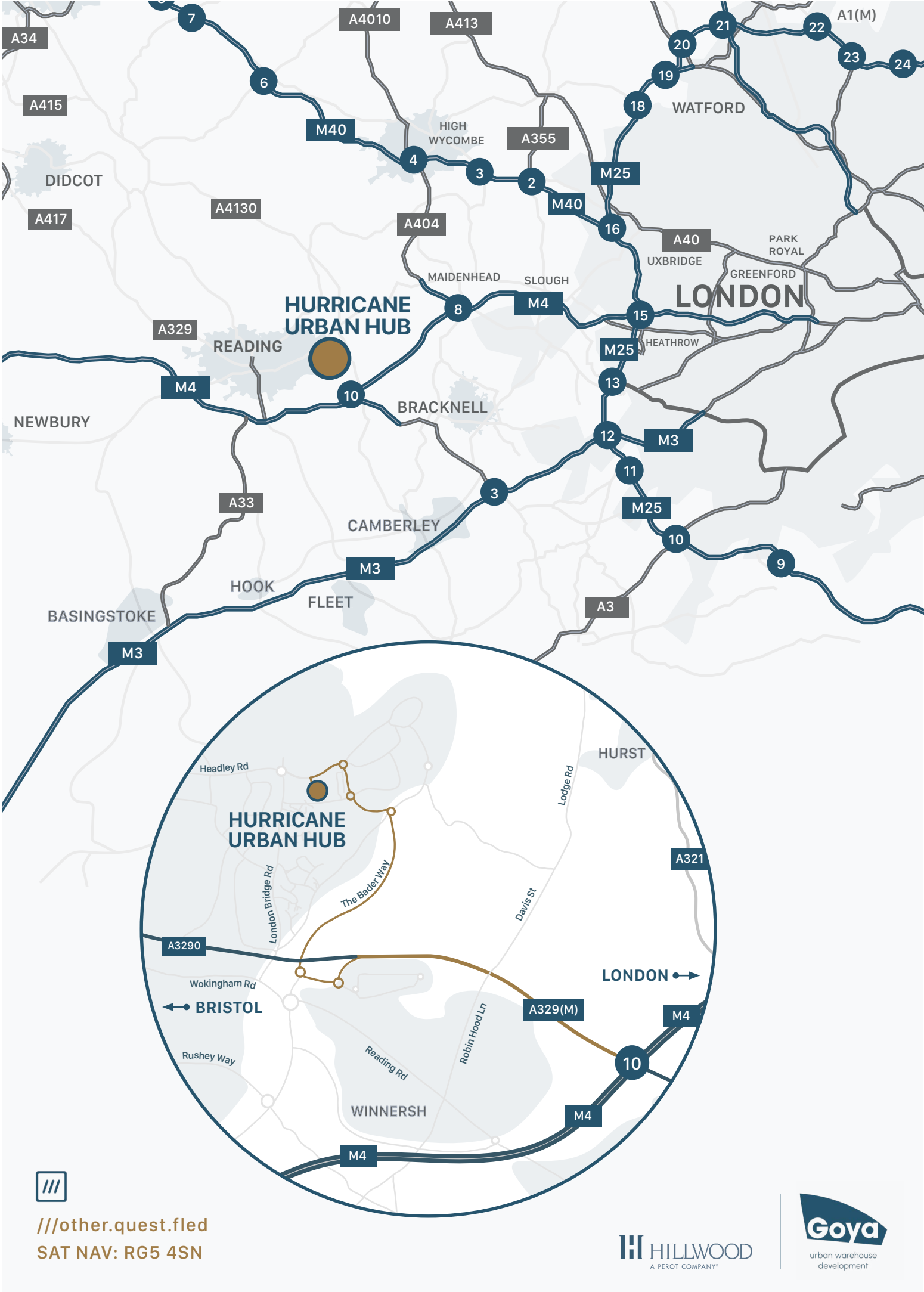
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