

OBSERVER PARK // ARBORFIELD



**7 BRAND NEW WAREHOUSE /
INDUSTRIAL UNITS
TO LET OR FOR SALE**

AVAILABLE FROM Q4 2026
6,250 – 17,550 SQ FT

OBSERVER WAY,
ARBORFIELD, READING,
RG2 9HT

tungsten.uk.com/observer-park-arborfield

A Development By

TUNGSTEN
PROPERTIES

BUILT FOR LOGISTICS

Located just south of Reading, Observer Way offers excellent access to the M4 corridor, connecting quickly to London, the South East, and national distribution routes. Its proximity to major hubs makes it ideal for last-mile and regional logistics.



GREATER READING HAS A LARGE CATCHMENT AREA WITH A POPULATION OF 356,000



OVER 64.4% OF GREATER READING'S POPULATION ARE ECONOMICALLY ACTIVE



OVER 5,000 OF THE AREA WORKFORCE EMPLOYED IN MANUFACTURING



OVER 3,000 PEOPLE ARE EMPLOYED IN THE TRANSPORT AND STORAGE SECTOR



FLEXIBLE RANGE OF SIZES FROM 6,250 – 17,550 SQ FT



SECURE
GATED SITE



FIRST FLOOR
OFFICES



AIR CONDITIONED
OFFICES



LEVEL ACCESS
LOADING DOORS



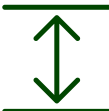
FLOOR LOADING
37.5KN/M2



GENEROUS CAR
PARKING PROVISION

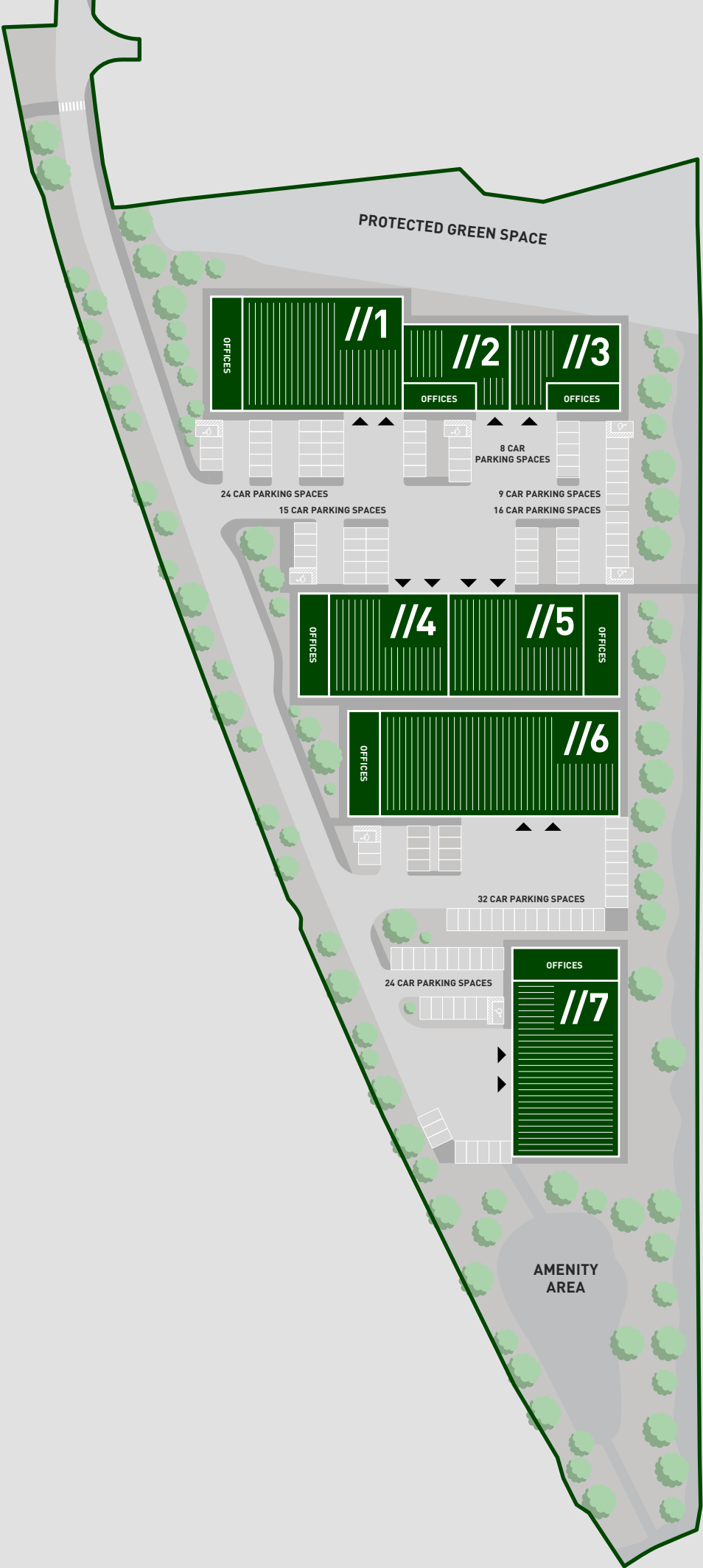


UP TO 90 - 200 KVA
OF POWER PER UNIT



7M
EAVES HEIGHT

UNIT	TOTAL GEA (sq ft)	WAREHOUSE (sq ft)	FIRST FLOOR OFFICE (sq ft)	POWER (kVa)	YARD DEPTH	LEVEL DOORS	CAR PARKING
1	13,950	11,950	2,000	140	16.5m	2	24
2	6,250	5,100	1,150	90	16.5m	1	9
3	6,300	5,150	1,150	90	16.5m	1	8
4	10,080	8,400	1,680	109	16.5m	2	15
5	11,720	9,600	2,120	100	16.5m	2	16
6	17,550	15,750	1,800	200	25.5m	2	32
7	14,100	12,200	1,900	150	28m	2	24
TOTAL	79,950	68,150	11,800				



BUILT FOR TODAY



10%
ROOFLIGHTS



ELECTRIC VEHICLE
CHARGING POINTS



EPC
A+



TARGET BREEAM
RATING EXCELLENT



AMENITIES
AREA



CYCLE PATHS
AND STORAGE



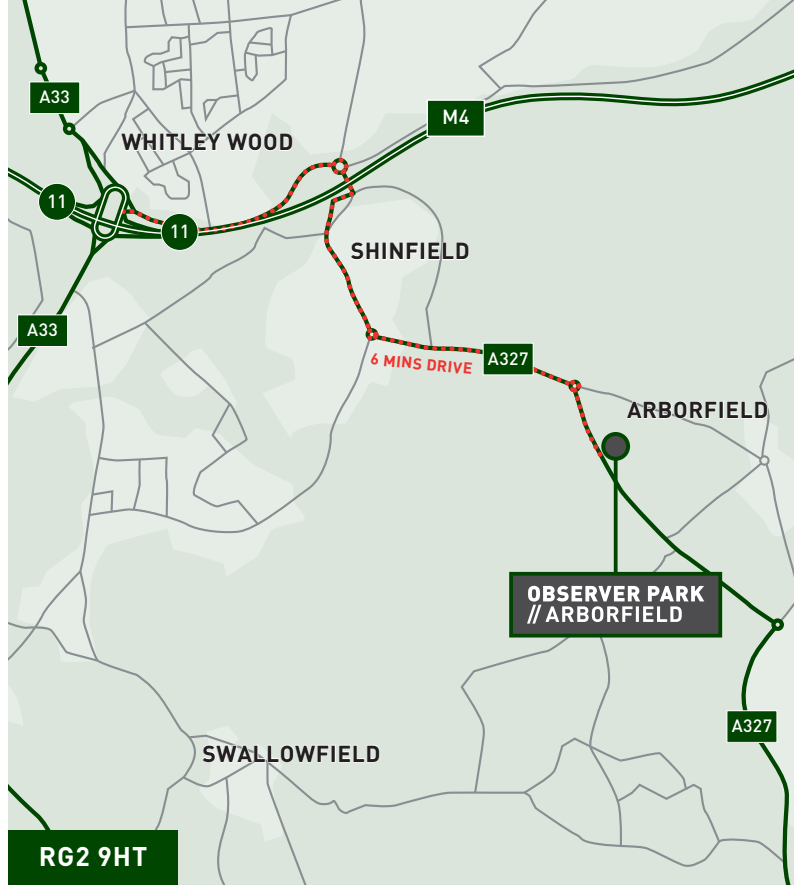
PV ON
EVERY UNIT



LED LIGHTING
TO OFFICES



CENTRAL LONDON IN UNDER AN HOUR



DISTANCE TO / DRIVE TIMES

PLACES	MILES	TIME
M4 J11	3	6 MINS
READING	6.1	12 MINS
M3 J5	12.8	22 MINS
SLOUGH	22.2	26 MINS
M25 J15	26.2	30 MINS
LONDON	43.4	50 MINS

SOURCE: GOOGLE MAPS

AIRPORTS	MILES	TIME
HEATHROW	29.5	30 MINS
LUTON	58.2	60 MINS

PORTS	MILES	TIME
SOUTHAMPTON	47.6	55 MINS
PORTSMOUTH	52.4	65 MINS



HUGH WALTON
07807 999 777
hugh.walton@savills.com

SIMON WOODRUFF
07967 872 948
simon.woodruff@savills.com



NEIL SEAGER
07879 600 069
neilseager@haslams.co.uk

ED PONTING
07921 404 659
edponting@haslams.co.uk

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