



INDURENT

41 WOKINGHAM

FISHPONDS ROAD RG41 2GY
///ELBOW.PUFF.VERSE

BRAND NEW SINGLE UNIT

41,200 SQ FT (3,820 SQ M) (GEA)

Available Q1 2026



Targeting EPC A+.

Target of BREEAM Excellent.
Top 10% of UK warehouses
for sustainability.



Warehousing that Works.

High performance space for your business.

Indurent 41 Wokingham is a 1.9-acre site delivering a single phase, single unit mid-box development totalling 41,000 sq ft.

Located in the thriving logistics hub of Wokingham, this brand new sustainable warehouse unit offers an exceptional location in the Southeast, just 40 miles from Central London and around 10 miles from Reading. With convenient access to the M4, a major transport route linking London to Bristol, the property ensures seamless connectivity for distribution and logistics operations.

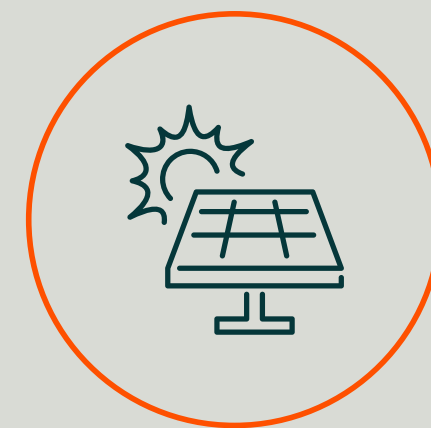
Positioned just 2 miles south of Wokingham train station and the A329M, and only 6 miles from Junction 10 of the M4, this prime location provides excellent transport links, reducing travel times and enhancing supply chain efficiency.



With a target EPC A+ rating, customers can lower their occupational costs, all whilst delivering net zero carbon offices.



Private allocated parking.



Solar PV panels included as standard. 100% of the roof is designed to allow for future PV panels to be installed.



Target of BREEAM Excellent rating placing this warehouse in the top 10% of warehouses in the UK for sustainability.



Warehousing that Works.

Why choose Wokingham?



40 miles from Central London.



Part of a thriving business community.



Under 30 min drive to Heathrow Airport.



Warehousing that Works.



STRONG LOCAL LABOUR.

With a population of approximately 180,000, Wokingham offers a large talent pool.



WORKING AGE POPULATION.

With 113,000 residents aged between 16-64 you have broad available workforce at your disposal.



UNEMPLOYMENT RATE.

Wokingham's latest estimated unemployment rate of 2.8% is low compared with the rest of the country.



LOCATION.

The location is a good value proposition compared to London..

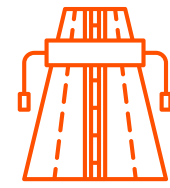


Source: ONS



Warehousing that Works.

You're well-connected.



MAJOR ROADS

A329M 2 miles
M4 Junction 10 6 miles



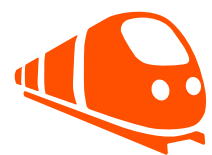
CITIES/MAJOR TOWNS

Reading 10.8 miles
Slough 20.1 miles
London 40 miles



AIRPORTS

Heathrow 27.4 miles
Gatwick 56 miles
Luton 56.2 miles

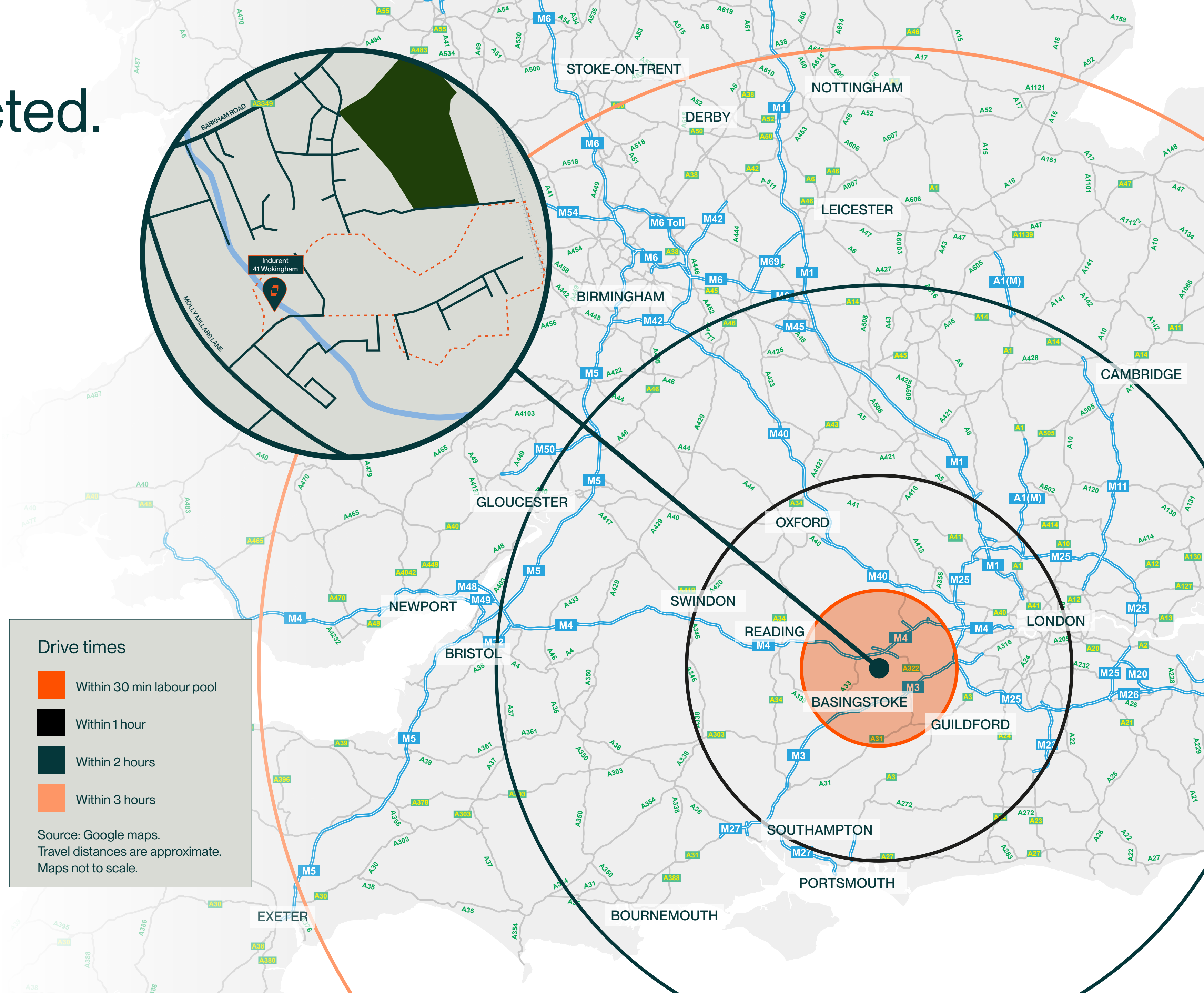


RAILWAY STATIONS

Wokingham Train Station 2 miles
Earley Train Station 6.2 miles
Twyford Train Station 6.2 miles



Warehousing that Works.



Schedule of accommodation.

UNIT 41	
GROUND FLOOR	36,000 SQ FT (3,340 SQ M)
FIRST FLOOR	5,200 SQ FT (480 SQ M)
TOTAL	41,200 SQ FT (3,820 SQ M)
YARD DEPTH	34.5M
CLEAR INTERNAL HEIGHT	9M
LEVEL ACCESS DOORS	4
LOADING DOCKS	0
FLOOR LOADING	50kN/SQ M
CAR PARKING	22

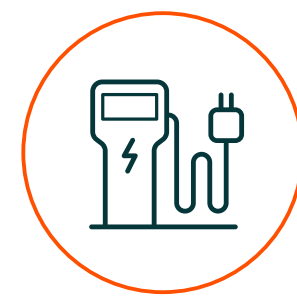
All floor areas are approximate gross external areas.



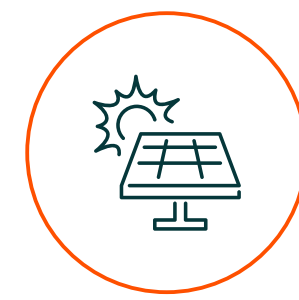
BREEAM target
Excellent



Targeting
EPC A+



4 EV car
charging points



Solar panels
provided



Masterplan is indicative.



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