

Market Demand Report

Relating to:

Proposed 1ha (2.47 acre) commercial
development plot, on Land to the east of
Basingstoke Road,
Spencers Wood, near Reading
Berkshire
RG7 1PS

17 January 2025



TRANSACTION



MANAGEMENT



ADVICE



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1. Executive Summary

- This report provides a high-level market assessment of the potential demand for employment space at a proposed 1 ha (2.47 acre net developable) plot within a larger mixed-use development site in Spencers Wood, Berkshire.
- The report analyses local market conditions, including supply and demand dynamics, rental levels, and recent market activity.
- UK industrial market performance was more subdued in 2023 and early 2024, but the industrial sector continues to outperform other sectors. The industrial lettings and investment markets also improved during the course of the year, reaching a more 'normalised' balance in recent months.
- There remains consistent demand for high-quality industrial space in the Reading market, sourced from both local, regional and national occupiers across a wider market territory.
- Reading remains an attractive option for a broad variety of occupiers, given its strategic location and regional connectivity, also proving attractive to companies looking outside of London to locations with relatively lower rents.
- Occupiers seeking prime space in established locations typically still have limited choice, and there remains limited new build supply in Reading's immediate pipeline, which should also help mitigate vacancy rates and sustain robust rental growth for new stock.
- The subject plot offers a good opportunity to develop a high-quality industrial scheme, likely comprising units ranging from 2,000 sq ft to 25,000 sq ft. The scheme should incorporate modern design features, prioritize sustainability, and target a wide occupier audience seeking modern energy-efficient space with strong ESG credentials.
- Given local industrial market dynamics and assumed delivery timescales, the subject plot has the potential to deliver a highly successful industrial development scheme, offering units of relevant size, specification and quality to suit the relevant occupier profile, into a local marketplace with limited brand new supply.

2. Background and Brief

Hicks Baker have been instructed by Bidwells to draft a Market Demand Report, relating to the proposed 1 ha (2.47acre) commercial development plot within the Risborough's wider subject site above. This report will also support Bidwells draft Employment Needs Assessment.

Hicks Baker are a longstanding commercial property consultancy firm, based in Reading, who have provided local commercial property agency, management and transactional advice to a wide range of landowner, investor, developer, and occupier clients for over 30 years.

As an active agent in the local market, we have been instructed to compile a high-level Market Demand Report for the proposed employment land (subject plot), situated at the southern end of the client's wider site, which includes; a high-level review of employment space in the local market, comments on the merits of the subject plot, and considers local demand for the supply of employment space accordingly.

3. Subject plot summary

The wider subject site comprises existing farmland (around 38.4 ha/ 95 acres) found to the east of Basingstoke Road on the southern fringe of Spencers Wood, which we understand the client is promoting for wider mixed-use development.

The subject plot is situated at the southern end of the client's wider site above, located around 2.25 miles to the south of the M4 (J11) and 5.0 miles to the south of Reading town centre.

The subject plot will be accessed from Basingstoke Road, which provides one of the main north-south routes through Spencers Wood and in turn links with the A33 at White Horse Lane in Three Mile Cross, around 1.5 miles to the north of the subject site.

A new dedicated vehicle access is proposed, via a new roundabout directly from Basingstoke Road. This will provide access for commercial vehicle traffic currently benefiting the local existing commercial/industrial estates discussed above.

The surrounding uses in the vicinity include Lambs Farm Business Park (located to the south of Basingstoke Road opposite the proposed commercial plot), and Heron Industrial Estate to the west of Basingstoke Road. Wider property uses include; predominantly residential dwellings interspersed with local commercial retail and amenity uses, Sheepbridge Farm Livery and PV solar field to the south of the subject plot and Swallowfield Park estate and retirement apartments.

We understand the subject plot comprises around 1 ha (2.47 acres) net developable land, which appears to be broadly level open farmland. The subject plot's footprint and boundaries mean that the plot's depth tapers notably, from east to west, which will likely impinge upon the overall density of new commercial space deliverable.

A copy of the development framework plan is attached as Appendix 1.

For the purposes of this report, and given our current market insight and experience, we understand that the most viable future commercial uses for the subject plot will be predominately industrial (warehouse/distribution/storage/ hi-tech or possible trade-counter) including any viable alternative commercial uses which now fall under the wider planning use class E since September 2020 (formerly use classes B1 (c), B8 etc).

Given current local market dynamics, coupled with the subject site's location, access and surroundings, we do not believe that the plot will be viable for office development or for traditional retail uses.

Assuming industrial development uses for the subject plot also accords with the findings of the recent Wokingham Borough Council Topic Paper (September 2024), which states that office space is over-supplied in the Borough, identifying a future need for in excess of 18 ha of additional industrial development land within its envisaged planning horizon (2023 to 2040).

4. Industrial Market commentary

The broader economic backdrop remained challenging for UK commercial property during 2024. Continued market uncertainties were compounded by the 'minibudget' of 2022, further stagnation (and inflation) in 2023, general elections at home and overseas, and continual geopolitical tensions caused by the ongoing wars in Ukraine and the Middle East in 2024.

These wider macro-economic and geopolitical shocks have undoubtedly continued to impact occupier and investor confidence, with ongoing caution in business decision-making, resulting in a notable slowdown of commercial property take-up in the industrial and logistics market

during 2023 and early 2024, in stark contrast to the whirlwind of demand following the pandemic in 2021-22.

Despite the previously subdued investor sentiment during 2023, when rising interest rates and softening fundamentals curbed industrial investment activity significantly, appetite for distribution and industrial assets increased gradually in 2024. Institutional investors and private equity-backed buyers were more active during last year, whilst pricing was thought to be stabilising amid expectations of further interest rate cuts and rising investor demand, also spurred by rental growth outperformance.

Brand new accommodation continues to be attractive, while its potential operational efficiencies still outweigh the higher rental premium, especially for the larger buildings. The focus for many occupiers, especially those taking the bigger units, has been to 'future-proof' supply chains by upgrading to the most energy efficient modern accommodation.

Poorer quality existing space, often un-refurbished, that does not comply with short-term energy efficiency regulations, has largely been out of favour with occupiers across all building size bands.

The consensus of recent market opinion is that the UK industrial market has reached a more 'normalised' balance in more recent months. Industrial rents are typically projected to continue growing, faster than for other property types, but more slowly than in recent years. Current annual industrial rental growth, estimated at around 6.5% for the local/regional market at the end of 2024, was above the national average of 4.4% and well ahead of inflation.

The total existing supply (immediately available industrial units) across the South East increased during 2024, broadly aligned with total supply in 2022 but below 2023 levels. This increased supply reflected a combination of increased 'second-hand' supply together with some new stock that was effectively 'lagged' from 2023 (due to some schemes becoming delayed through increased construction costs, planning delay and uncertainties).

However, the pipeline of new industrial supply (comprising new developments being delivered now and coming forward in 2024), is understood to have fallen dramatically. New industrial space under construction in the South East reportedly fell by 64% in the twelve months to September 2024 (JLL research).

Occupiers seeking prime space in more established logistics locations across the region are still often faced with a limited choice.

The Thames Valley's strong location, with its close proximity to Greater London, Heathrow Airport and wider UK motorway connectivity beyond, still attracts consistent demand from many companies looking outside of London to locations with relatively lower rents.

Key towns, such as Reading, long regarded as the capital of the Thames Valley, have benefited from this wider occupier demand, although relocating occupiers still expect good quality buildings with strong ESG credentials.

The supply of new industrial development in the local market (Reading and surrounding towns) remains limited. This has helped to sustain rising rents, with record-level prime headline rents being achieved in recent months, as follows:

- Reading – around £16.50 per sq ft

- Maidenhead – around £16.50 per sq ft
- Slough – mid £20's per sq ft
- Bracknell – around 15.50 per sq ft
- Basingstoke – around £14.50 per sq ft
- Newbury – around £13.50 per sq ft.

Reading's strategic location, on the M4 corridor linking London to the west of England, makes it a prominent warehouse and distribution hub, with excellent transport connectivity. Heathrow Airport (handling around 75% of all the UK's air cargo) is also located only 26 miles (45 minutes drivetime) to the east. Reading railway station, offering regular GWR rail services to London Paddington with a fastest journey time of 24 minutes, is also a terminus for Crossrail, offering greater rail diversity and regular Elizabeth Line services across central London, which has effectively widened the town's workforce catchment.

The main clusters of existing industrial supply in the local Reading market include; the western cluster (including the Oxford Road area and Tilehurst areas), the eastern cluster (incorporating the Suttons Business Park, Woodley and Winnersh areas), and the southern cluster, close to the A33/ M4 (J11) intersection (closest to the subject site).

The most active industrial occupier sectors (manufacturing, Logistics operators, Internet retail and e-commerce sectors) remain well represented in the local market. Major food retailers and delivery specialists remain amongst the largest industrial tenants in Reading.

We have summarised some of the most notable local existing industrial supply below:

- **Trade City, Reading:** A scheme of 12 new terraced units, delivered in 2017, with units ranging in size from around 3,500-7,500 sq ft. Located around 3 miles to the north of the subject plot. Rents achieved on this estate have reached £16.50 per sq ft. Over half the floorspace let to date on this park is occupied by regional/national and international businesses, with the remaining tenants being smaller local firms.
- **Shinfield Studios, Shinfield:** Delivered in 2023/4, a built-to-suit film studio campus, comprising 18 new purpose-built sound studio units, together with 38 film/set design workshops and around 130,000 sq ft ancillary offices, totalling over 900,000 sq ft and managed by Shadowbox Studios. This new campus has hosted major productions, from clients such as Disney, Sony and Netflix, and was anticipated to create up to 3,000 new local jobs (up to 1,500 on site, plus 1,500 off-site indirectly). The Studios campus is also adjacent to Thames Valley Science Park which has itself also delivered a further 90,000-100,000 sq ft tech, science and innovation space in recent years. Shinfield Studios is located around 3.3 miles to the east of the subject site.

See Appendix 2 for copies of brochures/estate plans of these existing schemes.

In addition, other key local industrial schemes in the pipeline are detailed below:

<u>Scheme:</u>	<u>Scale:</u>	<u>Status/ Timing:</u>	<u>Guide Rents:</u>	<u>Proximity to subject plot:</u>
Observer Park, Aborfield.	Net developable plot of 4 acres. With planning consent for up to 75,000 sq ft (up to 11 units, ranging in size from around 3,000 - 28,800 sq ft)	Consented development Site. Under offer to developer/investor. Anticipated scheme delivery c.18 months	Estimated £17.00-£18.00 per sq ft	Around 3.75m to east of subject plot.
Hurricane Urban Hub, Headley Park	comprising a c.7.5 acre site, due to deliver 10 new industrial units ranging in size from around 10,000- 48,000 sq ft in H2 2025	Speculative scheme. Now under construction, PC Q4 2025.	£18.50 per sq ft	Around 7.5-8m to the north-east of subject plot, in Woodley, north of M4 (J10), Winnersh.
Reading International Logistics Park	Plot of around 8.5 acres, with planning consent for over 100,000 sq ft. Proposed 'mid-sized' warehouse units (ranging in size from around 25,000-60,000 sq ft)	Site only. Pre-lets/sales available. Assumed 12-18m delivery.	£17.50 - £20.00 per sq ft	Around 2.5m to the north of subject plot, just north of M4 (J11).
Panattoni Park, Theale.	Plot of over 10 acres, proposed development for up to around 150,000 sq ft, comprising 2-3 units (ranging in size from around 30,000-150,000 sq ft)	Site only. Pre-lets/sales available (STP). Assumed 24m delivery.	£TBC	Around 7.5m to the north-west of subject plot, just south of M4 (J12) at Theale.

Given the limited supply of newly built available stock in the locally, landlords can also typically command a premium for modern space. Whilst £16.50 per sq ft has been achieved at Trade City Reading, rents typically range from around £13.50-£15.50 for newly refurbished modern units, or around £10.00-£13.50 per sq ft for older existing stock. It is anticipated that local supply pressures, coupled with increased demand from London-based occupiers, will continue to drive rents over oncoming months.

Given current levels of take-up, and local market supply and demand dynamics, we anticipate much of the new stock in the 'touchable' pipeline, due to be delivered in the next 12 months (such as Hurricane Urban Hub), should be let by the time the subject scheme comes forward following planning consent (assuming around 2027 delivery).

There was an increase in available supply during 2024, coupled with more subdued take-up (Costar data suggests that Reading's industrial vacancy rate stood at around 7.5% in the final months of 2024, up from below 3% two years ago in the wake of the post-pandemic market peak). However, for context, this is still only just above the UK-wide availability rate of around 7.0%, which is itself also a similar rate to pre-pandemic levels.

Limited levels of new industrial development, and anticipated improvement in economic conditions, should also allow vacancy levels to stabilise over oncoming months, whilst rental growth is anticipated to decelerate.

The drop-off in leasing evident in 2024 was arguably most pronounced for larger units across Reading, with fewer warehouses over 10,000 sq ft in size reportedly let in recent months compared to preceding years.

However, Synergix's letting of a 46,000 sq ft warehouse on Suttons Business Park in September 2024 was one of the most notable larger unit deals in the past 12 months. We are also aware of several other units over 10,000 sq ft now under offer locally and anticipate that larger unit take-up will improve over oncoming months on this basis.

The bulk of letting activity remains heavily concentrated in the smaller, 2,000 sq ft to 5,000 sq ft size bracket. (According to Costar there have been 42 lettings of space within this size band in the past two years in the greater Reading area.), which supports the case for a smaller unit scheme on the subject plot.

Looking forward, as with 2023/4, the local industrial market outlook for 2025 is cautious but overall positive. Wider market sentiment also paints a brighter picture, with increased levels of demand and enquiries anticipated.

5. Anticipated Uses and Occupier Requirements

Our view is that the most viable commercial uses for the subject plot will be industrial, which (amongst wider potential uses under Class E) may include the following broader commercial industrial user categories:

- Storage and distribution, to include self-storage, uses.
- Potentially some light or general industrial (subject to hours of use/noise/user tolerances given subject plot's location and surrounding uses)
- Research, technology and engineering uses
- Trade Counter-related uses.
- Health, Medical and scientific- including lab/clinic related uses
- Other 'alternative' user sectors, to include Pet-related industry, Hobbies& crafts etc.

The relative proximity of the subject plot to nearby designated 'core employment areas', both at Green Park and Thames Valley Science park/ Shinfield Studios, together with ease of access to major arterial roads (A33 and M4) and wider connectivity, will undoubtedly be positive location factors for occupiers/investors considering a prospective industrial development here.

Given the closer proximity of other existing supply, or more immanently forthcoming pipeline supply (Observer Park), we do not believe that a scheme on the subject plot could immediately leverage proximity to Shinfield Studios at this early stage. However, given the Studios only

recently opened, it could potentially feed further local demand in the wider area as it becomes more established over time, which may in turn therefore drive some demand for the subject plot too.

Given our initial understanding of the subject plot's scale and location characteristics at this early stage (which remain subject to further validation following the client's necessary environmental and ecological site investigations/surveys, due diligence and subsequent planning consent), we have assumed the following broad industrial development scheme parameters may be deliverable:

Potential scheme:

- A total gross industrial built space scheme of around 32,000-37,000 sq ft*
- Industrial unit sizes ranging from around 2,000-25,000 sq ft**
- The scheme should be developed to the highest specification and green credentials, targeting net zero carbon emissions.

** Assuming the 1ha /2.47 acre subject plot size, provided on the client's site design framework plan, is the 'net developable' plot size. A built scheme site density of around 30-40% net developable has been assumed so far, to account for the irregular site footprint and tapering plot depth.*

*** Subject to clarifying site dimensions, net developable area, further assessment of unit size viability, yard depths and access roads/vehicle tracking etc.*

Many occupiers are now more proactively seeking modern industrial space with stronger ESG credentials, which typically older properties cannot provide cost-effectively. The market has seen a shift towards landlords having to provide a more significant array of green sustainability features.

We would therefore strongly recommend that any proposed development scheme for the subject plot also incorporates the key design features listed below from the outset:

Key building Features:

- Minimum 8m clear internal eaves height
- 50KN m2 floor loading
- Three phase power ranging from say 120kVA – 280kVA
- Appropriate car parking and yard depth and for the size and scale of units proposed (assuming depths ranging from say 16m - 25m.)
- Full height electric roller-shutter loading doors
- 15% Roof lights to ensure natural light to warehouse
- Separate glazed pedestrian entrances and WCs, with scope to introduce ancillary office/welfare blocks
- Targeting BREEAM 'Excellent' on new developments
- Target EPC A ratings
- Allocated shared secure cycle storage facilities.
- Electric vehicle charging points
- Solar PV panelling on roof, or wind turbine within wider estate grounds
- Ground & air source heat pumps for office heating/cooling
- Water regulation technology (including rainwater harvesting etc)

- Green walls / bio-diversity enhancements
- Thermal insulation and airtightness in excess of building regulations
- Biodiversity features on wider site, to include soft landscaping, green areas, hedgerows, wildlife boxes/hives etc. etc.

6. Anticipated leasehold disposal assumptions

At this early stage, without specifying any proposed scheme or obtaining planning consent with prescribed unit size/mix, it remains difficult to estimate relevant disposal outcomes for this potential scheme.

However, based upon the current market context, coupled with anticipated scheme assumptions and delivery timescales above, we have summarised our initial disposal assumptions below:

Assumed scheme:	Estimated Rental Value (£psf)	Blended Pre-let voids	Anticipated Lease term	Rent free period (L/H)
Units from around 2,000-25,000 sq ft	Approx. £17.00-£18.00	Approx. 12-18 months	5-10 years	Approx. 3-6 months

7. Summary and Conclusions

We have considered the characteristics of the subject plot, comprising a 1ha (2.47 acre) commercial development plot on the southern boundary of the client's subject site in Spencer's Wood, and its potential for future industrial development.

Although UK industrial market performance has been more subdued, since its peak following the Covid-19 Pandemic in 2021/22, the industrial sector continues to outperform other sectors and letting activity has improved during 2024.

Local occupier mixes, on the majority of local modern industrial estates, are varied - often featuring a blend of both local, regional and national occupiers- as evidenced by take-up at Trade City, Reading. Many industrial occupiers in the local market are now focusing upon the modern 'best in class' space, with strong ESG credentials, as increasingly tenants seek to make a 'flight to quality'.

The subject plot presents a good opportunity for the development of a high quality industrial scheme, likely comprising units ranging from 2,000 sq ft to 25,000 sq ft, that should incorporate modern design features, prioritize sustainability, and target a wide occupier audience seeking modern energy-efficient space with strong ESG credentials.

The success of any relevant industrial scheme here will also depend on several factors, including:

- Achieving appropriate planning consent: following detailed site surveys /analysis.
- Delivering a high-quality, flexible scheme: this scheme should be designed to accommodate the wider sources of relevant occupier demand and meet the evolving needs of modern industrial occupiers (strong sustainability and design).

- Effective marketing and leasing: a robust marketing and leasing strategy will be essential to attract suitable local, regional and national occupiers.
- Addressing market challenges: the client team should be prepared to be flexible in their approach to delivering the scheme, to navigate the challenges of the current market and economic climate, including evolving competing supply.

By carefully considering these factors, and implementing a well-defined development strategy, the subject plot has the potential to become a successful and valuable addition to the local industrial market.

Further detailed market research and feasibility studies will be required to refine these findings. The assumptions and conclusions presented in this report are high-level, preliminary only, and may be subject to change following further information and analysis.

Overall, based on our analysis of the local industrial market dynamics, and assumed delivery timescales; the report concludes the subject plot has the potential to deliver a highly successful industrial development scheme, offering units of relevant size, specification and quality to suit the relevant occupier profile, within a local marketplace that is anticipated to have continued limited new build supply.

Appendix 2: Key Existing supply.

WAREHOUSE / TRADE COUNTER UNIT

3,703 - 7,515 SQ FT

TO LET



TRADE CITY

READING • RG2 0BF

TRADECITYREADING.CO.UK



LIGHT INDUSTRIAL & WAREHOUSE UNIT









6.5m clear height



Adjacent to J11 M4



Grade A specification



Glazed frontages



Electric roller shutter doors



Within new mixed use retail and leisure development



B16a, B2, B3 units



Ancillary retail consent



Secure site



Ability to combine

NEARBY OCCUPIERS:

Unit	Occupier
Unit 1	Unit 1
Unit 2	Unit 2
Unit 3	Unit 3
Unit 4	Unit 4
Unit 5	Unit 5
Unit 6	Unit 6
Unit 7	Unit 7
Unit 8	Unit 8
Unit 9	Unit 9
Unit 10	Unit 10
Unit 11	Unit 11
Unit 12	Unit 12

SHINFIELD STUDIOS

Stages & Backlot

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Appendix 3: Key pipeline supply:



GOYA DEVELOPMENTS | HURRICANE URBAN HUB

Hurricane Urban Hub Reading

Industrial & Warehouse Development

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. The site also benefits from well known occupiers located nearby including:

Travis Perkins | **HOWDENS** | **Brewers** | **SCREWFIX**

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

- 7.5 acre site.
- Providing 10 new urban industrial units totalling c.185,000sq.ft.
- All units finished to the highest specification including first floor office accommodation and shower facilities.
- Occupiers benefit directly from photovoltaic panels on all units.
- Secure Yards to Units 9 & 10.
- Planning granted for use classes B1(c), B2, B8.

hurricaneurbanhub.co.uk

GOYA DEVELOPMENTS | HURRICANE URBAN HUB

Site Plan Flexible Units

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

UNIT	GROUND GEA (ft²)	FIRST GEA (ft²)	TOTAL GEA (m²)	LOADING DOORS	EAVES HEIGHT	YARD DEPTH	CAR PARKING SPACES	
1	16,566	2,788	1,798	16,353	2	8.5m	19m	22
2	10,301	1,905	1,134	12,206	1	8.5m	19m	11
3	8,860	1,688	980	10,548	1	8.5m	17m	11
4	16,245	2,551	1,657	12,836	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	13,776	2,616	1,823	16,394	2	8.5m	25m	16
10	11,560	2,067	1,266	13,627	2	8.5m	25m	14
TOTAL			17,150	184,698				

*Units can be combined

hurricaneurbanhub.co.uk

GOYA DEVELOPMENTS | HURRICANE URBAN HUB

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 5.5m clear internal height
- 500W/m² floor loading
- Secure yard
- Electric level access loading doors
- 18.5m x 25m
- First floor office
- Lifts to office (except units 2, 3, 4)
- Shower facilities
- Comfort cooling/heating system to office
- Car parking (20 spaces)
- Allocated cycle parking (10 spaces)
- 100% daylight to ensure natural light to workspace
- Power ranging from 100kva - 300kva
- Passive health & safety features

hurricaneurbanhub.co.uk



Green Specifications Sustainable Futures



- BREEAM target Excellent
- EV charging points
- Ground & air source heat pumps for office heating/cooling
- Water regulation technology
- Green walls / bio diversity enhancements
- Thermal insulation and airtightness to meet all building regulations
- Photovoltaic to roof

UNIT R4 30,068 SQ FT

Eaves	10m
Yard	35m
Floor Loading	50 kN/m ²
Floor Grade	FM2
Docks	-
Level Access Doors	3
Car Parking	28 spaces
Cycle Parking	8 spaces

WHAT
ABOUT
THE SPEC
THOUGH?

Eaves	13m
Yard	35m
Floor Loading	50 kN/m ²
Floor Grade	FM2
Docks	5
Level Access Doors	2
Car Parking	59 spaces
Cycle Parking	30 spaces

UNIT L2 65,787 SQ FT

NET ZERO CARBON CONSTRUCTION

EV CHARGING CAVIARITY

BREEAM VERY GOOD

EPC RATING A

EV CAR CHARGING POINTS

SOLAR PVs

10% ROOF LIGHTS

Eaves	10m
Yard	40m
Floor Loading	50 kN/m ²
Floor Grade	FM2
Docks	-
Level Access Doors	2
Car Parking	22 spaces
Cycle Parking	6 spaces

24,150 SQ FT UNIT I3

You are at the heart of the design of your space. RiLP will be delivered to market leading modern standards giving you comfort your business is future proofed.

Wellness and sustainability is assured ensuring your operational costs are given as much emphasis as the operational design. Not content with an unrivalled location we are delivering the highest quality in design and finish.

Eaves	12m
Yard	35m
Floor Loading	50 kN/m ²
Floor Grade	FM2
Docks	2
Level Access Doors	2
Car Parking	36 spaces
Cycle Parking	10 spaces

35,284 SQ FT UNIT P1

GRADE A SPEC

GRADE A SPEC

