/NDURENT

41 WOKINGHAM

Fishponds Road RG41 2GY

///elbow.puff.verse

READY FOR IMMEDIATE OCCUPATION



450 kVA power supply with the ability to upgrade.*

9m clear internal height.

EPC A+ rating

EPC A+ rating.

41,212 SQ FT (3,828 SQ M) (GEA)

Available now.

*Power supply has the potential to increase.

Warehousing that Works.

High performance space for your business.

Indurent 41 Wokingham is a 1.9-acre site delivering a single unit mid-box development totalling 41,212 sq ft.

Located in the thriving logistics hub of Wokingham, this unit is in an exceptional location in the Southeast, just 40 miles from Central London, an hours drive from Swindon and just over 10 miles from Reading. With convenient access to the M4, 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.



EV car charging.

PV panels further enhancing power generation by 153 kWp.

Grade A building specification.

450 kVA power supply with the ability to upgrade.*

Targeting BREEAM Excellent.

EPC A+ rating.

*Power supply has the potential to increase.

Demographics.

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.

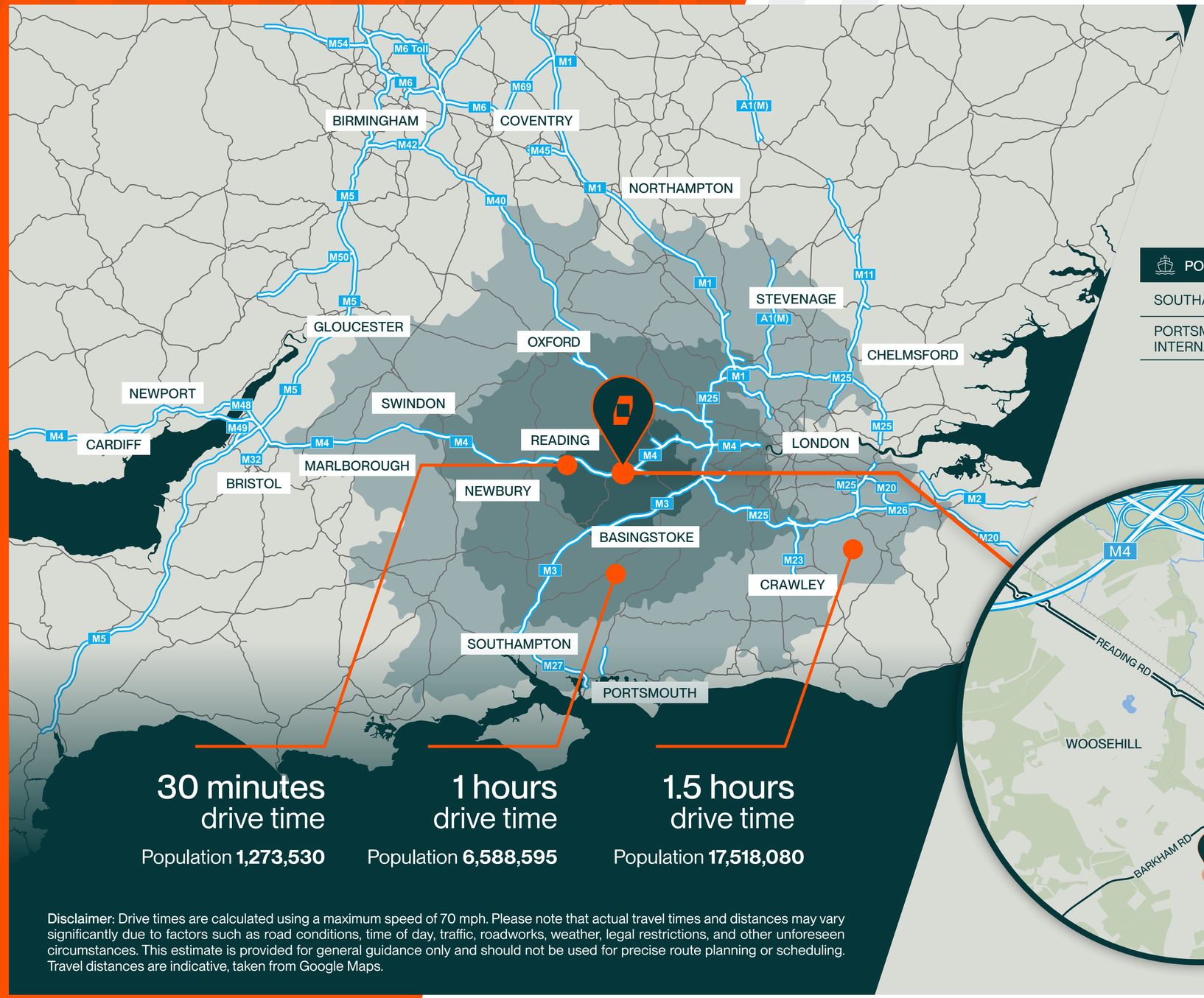
The location is a good value proposition compared to London.

Source is ONS



Warehousing that Works.

You're well-connected.



PORTS	MILES
SOUTHAMPTON PORT	52
PORTSMOUTH INTERNATIONAL PORT	60

TOWNS AND CITIES	MILES
READING	11
SLOUGH	20
LONDON	40
SWINDON	48

MOTORWAY JUNCTIONS	MILES
A329M	2
M4 JUNCTION	11
M25	24

AIRPORTS	MILES
HEATHROW	27
GATWICK	56
LUTON	56

RAIL STATIONS	MILES
WOKINGHAM TRAIN STATION	2
EARLEY TRAIN STATION	6
TWYFORD TRAIN STATION	6

Travel times indicative only.

Disclaimer: Drive times are calculated using a maximum speed of 70 mph. Please note that actual travel times and distances may vary significantly due to factors such as road conditions, time of day, traffic, roadworks, weather, legal restrictions, and other unforeseen circumstances. This estimate is provided for general guidance only and should not be used for precise route planning or scheduling. Travel distances are indicative, taken from Google Maps.

Map and population data: smappen
All travel times should be taken as a guide only. Population data taken from 2026.

Schedule of accommodation.

	UNIT 41
GROUND FLOOR	36,037 SQ FT (3,348 SQ M)
FIRST FLOOR	5,175 SQ FT (480 SQ M)
TOTAL	41,212 SQ FT (3,828 SQ M)
YARD DEPTH	34.5M
CLEAR INTERNAL HEIGHT	9M
LEVEL ACCESS DOORS	4
FLOOR LOADING	50 kN SQ M
POWER SUPPLY*	450 kVA*
PV PANELS	153 kWP
CAR PARKING	22

*Power supply has the potential to increase.



Warehousing that Works.



Unit plan is indicative.



Sustainability at the core.

High quality amenity, office and warehouse specification, designed with the customer in mind, focusing on health and wellbeing, sustainability and net carbon reduction.



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Important Notice: These particulars are provided for guidance only and do not constitute any offer or contract. All descriptions, dimensions and other details are given in good faith but should not be relied upon as statements of fact. Interested parties must satisfy themselves as to their accuracy. No person in the employment of the agent has authority to make or give any representation or warranty in relation to the property. Images and plans are for indicative purposes only. All areas and measurements are approximate. Anti-Money Laundering: The successful purchaser or lessee will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations. October 2026. TBDW 07307-04.

Warehousing that Works.

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41 WOKINGHAM

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