



UNIT 6 SAWMILLS

Rag Hill Padworth Reading RG7 4NU

TYPE	WAREHOUSE / INDUSTRIAL
TENURE	LEASEHOLD
SIZE	8,466 SQ FT (786.49 SQ M)
SITE	0.68 ACRES (0.28 HA)

KEY POINTS

- > Recently refurbished
- > Extensive secure yard with great parking
- > Site area of 0.68 acres
- > 4 roller shutter doors
- > Eaves heights of 5.2 m with ridge height of 8m

Location

The property is situated on Rag Hill, approximately 1.5 miles outside of the village of Aldermaston. The A4 is approximately 3 miles away, and access onto the M4 Motorway is closest at Junction 12, approximately 7 miles Northeast. The immediate vicinity is largely rural, with fields, forestry and various residential settlements surrounding. The site lies within the West Berkshire Local Authority. [what3words ///outgrown.items.remain](#)

Description

Detached industrial / warehouse unit with steel profile elevations.

The property is arranged as full height warehouse with 4 manual roller shutter doors. The unit is set on a site area of approx. 0.68 acres and benefits from an extensive yard and car park in front of the property.

Specification

The property benefits from the following amenities;

- Ample car parking
- 4 manual roller shutter doors
- Newly refurbished
- Extensive secure yard
- Site area of 0.68 acres
- 5.2 m eaves with 8m ridge height

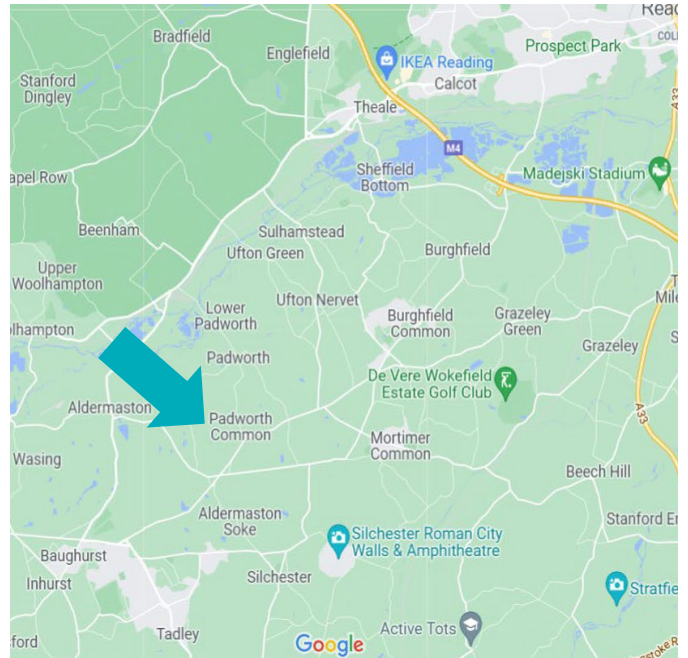
Accommodation

We understand the Gross Internal Areas (GIA) are;

Description	sq ft	sq m
Warehouse	8,466	786.49
Total	8,466	786.49

Energy Performance Asset Rating

C:58



Rateable Value

TBC

Terms

The property is available by way of a new FRI lease on terms to be agreed and contracted outside the Landlord and Tenant Act 1954 at a rent of £105,000 pa.

Legal Costs and VAT

Each party to bear their own legal costs. We understand the property is elected for VAT.

Anti-Money Laundering Regulations

To comply with Anti Money Laundering regulations, Haslams Surveyors LLP undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Viewing & Further Information

Please contact the sole agents for further information or an appointment to view.



Neil Seager

0118 921 1516
neilseager@haslams.co.uk



Tom Holwell

0118 921 1533
tomholwell@haslams.co.uk

