



## UNIT 6 MULTIPARK NORCOT

Sterling Way Reading RG30 6HW

<b>TYPE</b>	<b>WAREHOUSE</b>
<b>TENURE</b>	<b>LEASEHOLD</b>
<b>SIZE</b>	<b>8,707 SQ FT</b> (809 SQ M)

### KEY POINTS

- > Prominent Estate in an established commercial area
- > Excellent loading/unloading area with parking
- > Two electric full height loading doors
- > Minimum eaves approx. 5m rising to 8.5 at apex
- > Fully refurbished

## Location

Multipark Norcot comprises an estate of seven warehouse units located approximately 2 miles west of Reading's town centre. Access to the M4 motorway is via either Tilehurst to Junction 12 or south Reading via the A33 dual carriageway leading to the much-improved Junction 11. The estate is well served by local amenities including shops and public transport.

what3words ///usage.single.brings

## Description

A semi-detached unit constructed around a steel portal frame with brick and part clad elevations, under an insulated pitched roof. The unit has recently been refurbished.

## Specification

- 2 electric roller loading doors 4.5mW x 5.0mH
- Minimum eaves approx. 5.0m
- 8.5m at centre of pitch with clear span
- Painted concrete floor
- 3 phase power supply
- Gas supply
- Lighting
- Offices have heating, carpets, suspended ceiling, recessed lighting, kitchen and WC's
- Excellent car parking & loading

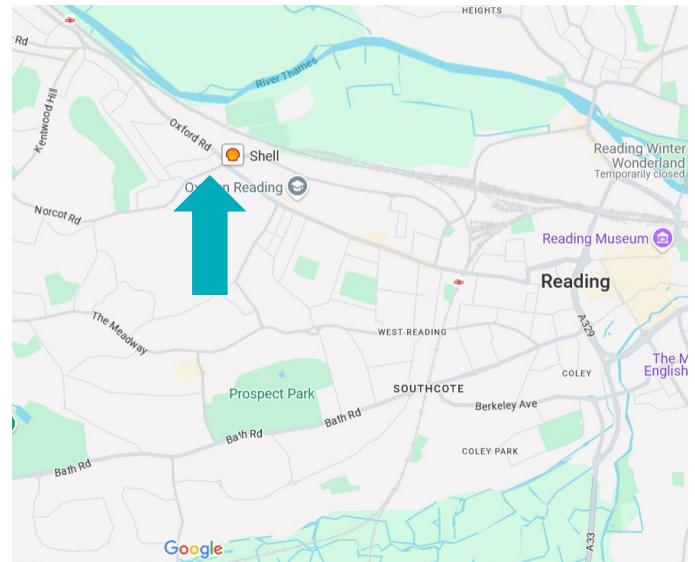
## Rateable Value (2026/27)

£97,500

## Accommodation

We understand the Gross Internal Areas (GIA) are as follows;

Floor	sq ft	sq m
Grd Flr Warehouse	7,596	705.68
Grd Flr Office / WCs	358	32.28
First Floor Office	753	69.98
<b>Total</b>	<b>8,707</b>	<b>808.94</b>



## Terms

The property is available by way of an assignment of the existing FRI lease running for a term of 10-years expiring 28<sup>th</sup> March 2029. The lease is protected by the Landlord and Tenant Act and has a low passing rent of only £94,000 per annum, equating to £10.80 psf.

## Legal Costs / VAT

Each party to bear their own legal costs.

Rents are quoted exclusive of VAT which may be charged.

## Energy Performance Asset Rating

EPC Rating: C:72

## 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.



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