



UNIT 4D PADDOCK TRADING EST

Paddock Road Caversham Reading RG4 5BY

TYPE	INDUSTRIAL / WAREHOUSE
TENURE	FREEHOLD / LEASEHOLD
SIZE	9,520 SQ FT (884 SQ M)

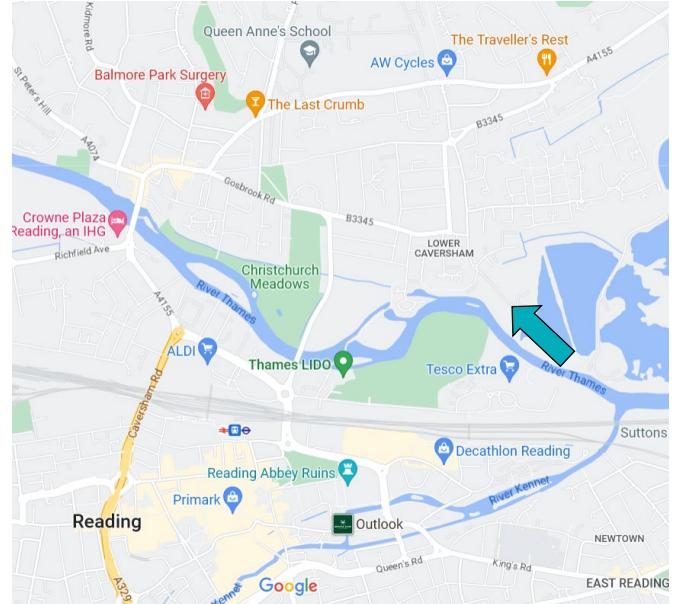
KEY POINTS

- Minimum eaves 5.25m, 6.75m to apex
- Ground and first floor office pod
- 12 car parking spaces

Location

The property is located north of Reading town centre and occupies an end-of-terrace position on the Paddock Road Industrial Estate. Access to Reading centre is via either Reading or Caversham Bridge and then the M4, via the A33 dual carriageway to Junction 11.

what3words //indoor.bubble.opens



Description

The property is constructed around a steel portal frame under a pitched roof with brick and profile clad elevations.

The property comprises an open warehouse with an office pod providing ground and first floor offices. Externally the property benefits from 12 car parking spaces.

Specification

Warehouse / Industrial

- Minimum eaves 5.25m, 6.75m to apex
- Two Powrmatic Oil fired blowers
- Painted power float floor
- Florescent tube lighting
- Full height electrically operated loading door 5.4m H x 3.8m W

Offices

- Florescent tube lighting
- Kitchenette
- Male and female WC's
- Wall mounted convector heaters
- A/C unit
- Carpets

Energy Performance Asset Rating

EPC Rating: D:84

Rateable Value 2023/24

£58,000

Legal Costs / VAT

Each party to bear their own legal costs.
Prices are quoted exclusive of VAT which will be charged.



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Accommodation

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

Floor	sq ft	sq m
Warehouse / Industrial	8,014	744.5
Ground Floor Offices	753	70.0
First Floor Offices	753	70.0
Total	9,520	249.0

Terms

The freehold of the property is offered for sale with vacant possession; alternatively, the property may be available on a new FRI lease for a term to be agreed.

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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