



# 11/12 MARCUS CLOSE

Tilehurst Reading Berkshire RG30 4EA

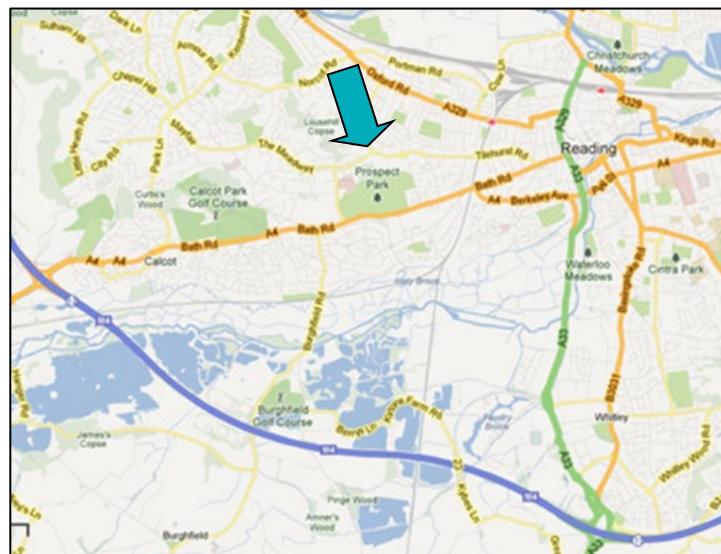
<b>TYPE</b>	WAREHOUSE / LIGHT INDUSTRIAL UNIT
<b>TENURE</b>	LEASEHOLD / FREEHOLD
<b>SIZE</b>	5,793 SQ FT (538.1 SQ M)

## KEY POINTS

- Available immediately
- Refurbished
- Secure yard with ample parking
- 4.1 metre minimum eaves height

## Location

The property is located on a trading estate approximately 2 miles west of Reading town centre. Access onto the M4 motorway is via Junction 12 on the M4 approximately 2.5 miles to the west or alternatively via the A33 which links Reading town centre to Junction 11 of the M4 motorway. What3Words//mugs.bills.perky



## Description

The property comprises a light industrial unit with two storey office accommodation, warehouse, WCs and reception. Externally, the property benefits from a secure yard.

## Specification

- Secure yard with ample parking
- HGV access
- Minimum eaves height of 4.1 metres
- Manual roller shutter loading door
- Two storey offices with air conditioning
- Reception
- Kitchen
- Male and female WC's
- 3 phase power
- Intruder alarm and CCTV
- New guttering
- Fire alarm
- Furniture

## Accommodation

We understand the Gross Internal floor area (GIA) is as follows:

Floor	sq m	sq ft
Ground Floor Office & Reception	140.6	1,514
Warehouse and ancillary	256.9	2,765
First Floor Office	140.6	1,514
<b>Total</b>	<b>538.1</b>	<b>5,793</b>



Ed Ponting

0118 921 1507  
edponting@haslams.co.uk

## Energy Performance Asset Rating

D:96

## Business Rates

Rateable Value: £43,000

## Terms

The premises are available to rent on a new lease on terms to be agreed. Alternatively, the freehold of the property is available to purchase.

## 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.



Tom Holwell

0118 921 1533  
tomholwell@haslams.co.uk

