



## 4 TRAFFORD ROAD

Reading Berkshire RG1 8JS

<b>TYPE</b>	<b>INDUSTRIAL / WAREHOUSE</b>
<b>TENURE</b>	<b>FREEHOLD</b>
<b>SIZE</b>	<b>4,378 SQ FT</b> (407SQ M)

### KEY POINTS

- > Roller shutter door
- > Three phase power
- > First floor office
- > Large car park / yard
- > Of interest to occupiers and investors

## Location

The property is located within the established Richfield Avenue industrial area which lies roughly one mile to the north west of Reading town centre. Reading railway and bus stations are within a short distance with Junctions 10, 11 and 12 of the M4 each being within 5 miles providing excellent communications with London/Heathrow Airport and the national motorway network.

## Description

The premises comprise a detached industrial / warehouse building with first floor offices to the front of brick construction under a part pitched / part flat roof, with a large securable yard / parking area to the side and parking to the front.

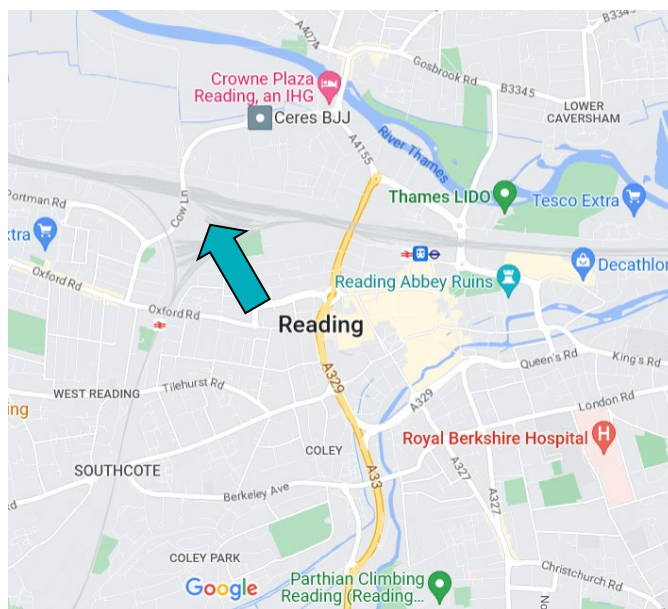
## Specification

- Electric loading door 3.1mW x 2.6mH
- Min eaves height approx. 4.1m
- 3-phase power supply
- Concrete floor
- WC and kitchenette facilities
- Excellent parking
- Securable yard area

## Accommodation

We understand the Gross Internal Area (GIA) is:

Floor	sq ft	sq m
Warehouse	2,592	240.79
GF Office	496	46.06
GF Ancillary	516	47.91
1 <sup>st</sup> Flr Office	774	71.93
<b>Total</b>	<b>4,378</b>	<b>406.69</b>



## Terms

The freehold is offered for sale with vacant possession. Price on application

## Energy Performance Asset Rating

EPC Rating: E:110

## Legal Costs / VAT

Each party to bear their own legal costs.

The property is NOT elected for VAT.

## Business Rates

The Rateable Value for the property is £40,500.

## 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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