

FULLY
REFURBISHED

warehouse units **TO LET**

8,473-28,375 sq ft (787-2,636 sq m)



riverview

140-146 CARDIFF ROAD, READING RG1 8EW

- Large loading doors
- 6.1m min. eaves height
- 7.7m max. eaves height
- Three-phase power
- First floor offices
- Units available separately or in combinations

2
UNIT

3
UNIT

4
UNIT



description

Units **2**, **3**, and **4** Riverview comprise three modern, self-contained warehouse buildings of traditional steel portal frame construction under a pitched insulated roof incorporating translucent roof panels providing good natural light, the external elevations comprising part-profile steel cladding, part curtain glazing.

The warehouse areas are accessed via large loading doors; the integral first floor offices are accessed via separate, front pedestrian entrances.

Externally the units benefit from ample on-site car parking as well as a large circulation area suitable for loading commercial vehicles.

location

Riverview is located on the corner of Richfield Avenue and Cardiff Road, lying to the northwest of Reading town centre and within walking distance of Reading Crossrail train station that provides regular high-speed services to London (Paddington).

Road communications are excellent with the A33 dual carriageway providing direct access to J11 of the M4 motorway in turn providing easy access to London, Heathrow Airport and the national motorway network.

/// what3words //every.tasty.gets

warehouse



Loading doors
4.93m (h) x 3.97m (w)



Min. eaves height: 6.1m
Max. height: 7.7m



Concrete floor



3-phase power supply



Large double
glazed windows



Suspended ceilings
with LED lighting



Open plan



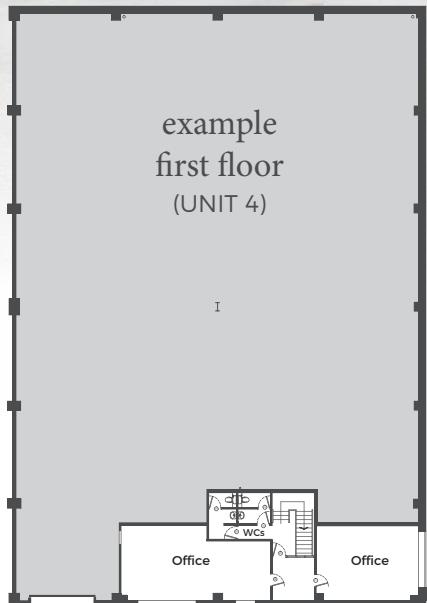
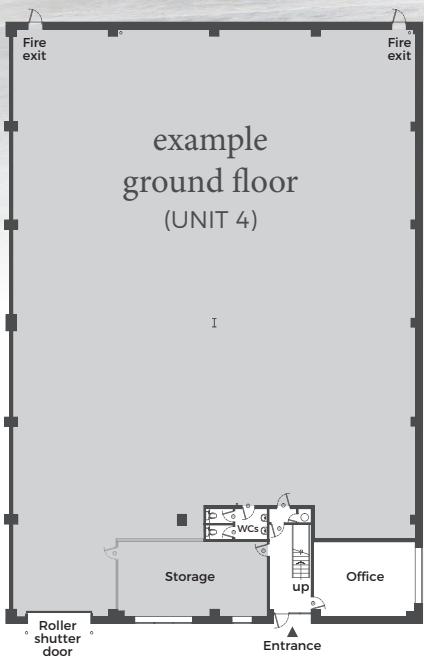
Air con and heated



LED Lighting



Excellent parking



accommodation



	2 UNIT	3 UNIT	4 UNIT	TOTAL SQ FT
WAREHOUSE	6,883	6,910	9,176	22,969
GROUND FLOOR UNDER CROFT OFFICE & WCs	795	792	1,116	2,703
FIRST FLOOR OFFICES & WCs	795	792	1,116	2,703
TOTAL	8,473	8,494	11,408	28,375



2
UNIT

	SQ FT	SQ M
WAREHOUSE	6,883	639.45
GROUND FLOOR UNDER CROFT OFFICE & WCs	795	73.86
FIRST FLOOR OFFICES & WCs	795	73.86
TOTAL	8,473	787.17





3
UNIT

	SQ FT	SQ M
WAREHOUSE	6,910	641.96
GROUND FLOOR UNDER CROFT OFFICE & WCs	792	73.58
FIRST FLOOR OFFICES & WCs	792	73.58
TOTAL	8,494	789.12





4
UNIT

	SQ FT	SQ M
WAREHOUSE	9,176	852.48
GROUND FLOOR UNDER CROFT OFFICE & WCs	1,116	103.68
FIRST FLOOR OFFICES & WCs	1,116	103.68
TOTAL	11,408	1,059.84



energy performance asset rating



EPC: B TBC



EPC: B TBC



EPC: B TBC

terms

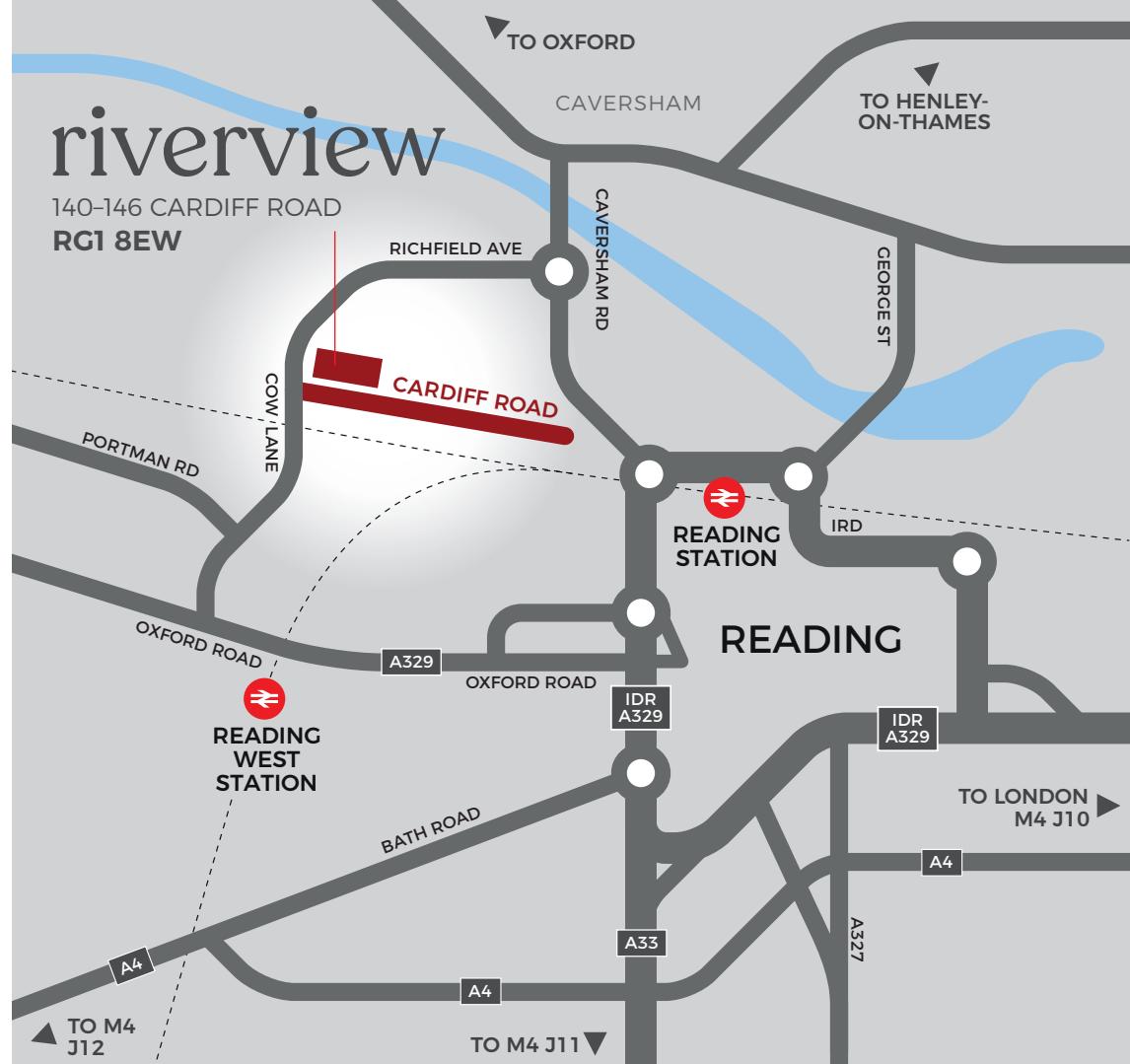
New Fully Repairing and Insuring leases for a term to be agreed.
Rent on application.

legal costs / vat

Each party to bear their own legal costs. Prices are quoted exclusive of 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 joint sole agents for further information or an appointment to view.



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