



## UNITS C5-C11 READING SMALL BUSINESS CTR

Weldale Street Reading Berkshire RG1 7BX

<b>TYPE</b>	INDUSTRIAL / WAREHOUSE & TRADE COUNTER INVESTMENT
<b>TENURE</b>	LONG LEASEHOLD
<b>SIZE</b>	3,212 – 7,352 SQ FT (298 – 683 SQ M)
<b>PRICE</b>	UNITS C5-C8: £685,000 UNITS C9-C11: £465,000

### KEY POINTS

- > Multi let Thames Valley industrial investment
- > 7 Industrial / warehouse / trade counter units
- > Available as a whole or in two blocks
- > Excellent access to Reading centre and M4 J11
- > Current total rental income of £115,250 pax
- > A sale at £1.15M reflects a **net yield of only 9.46%** assuming purchase costs of 5.89%

## Location

Reading Small Business Centre is located off Weldale Street, which is accessed from the Inner Distribution Road (IDR) offering direct access via the A33 to Junction 11 of the M4, being within 5 miles distance.

Reading Crossrail train station is just a 5-minute walk providing frequent services to London and the West Country.

what3words: ///drove.agrees.drum

## Description

The premises comprise a multi let industrial / warehouse estate split in two terraces. The units benefit from a mixture of uses to include B1c light industrial, B8 storage/distribution & trade counter.

The investment is available for sale as a whole or in two blocks (Units C5-C8 and Units C9-C11).

## Specification

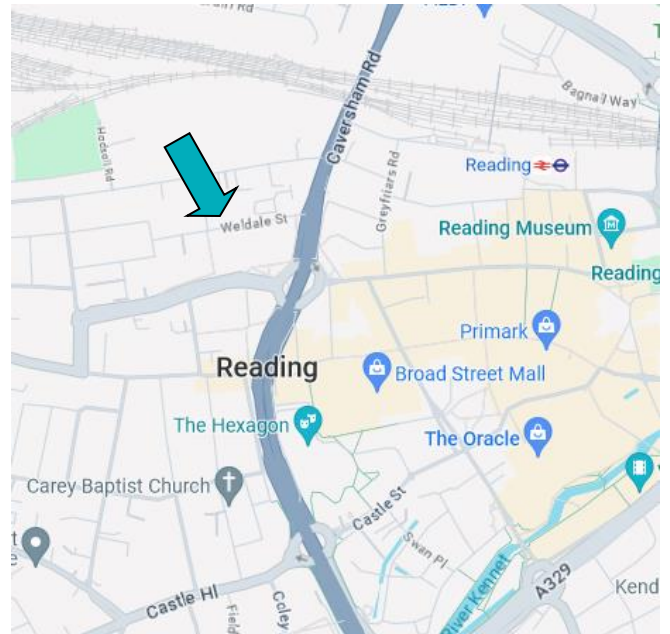
- 7 self-contained units
- 3 phase power in each unit
- Minimum eaves height of 4.5m
- Large loading doors
- First floor offices
- Onsite parking
- Steel portal frame construction
- Part brick/part metal sheet cladding

## Tenure

Long leasehold interest comprising a 125-year underlease from 25<sup>th</sup> March 1985.

## Energy Performance Asset Ratings

EPC assessments available on request.



## Terms

The long leasehold interest is offered for sale with the benefit of the sub-leases and rental income.

Offers invited at £1.15M for the whole, or £685,000 for Units C5-C8 and £465,000 for Units C9-C11, subject to contract and exclusive of VAT. A combined sale at £1.15M reflects a **net yield of only 9.46%** assuming purchase costs of 5.89%.

## Legal Costs / VAT

Each party to bear their own legal and professional costs. The property has been elected for VAT.

The vendor intends treating this transaction as a Transfer of a Going Concern (TOGC).

## 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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# Tenancy Schedule – March 2026

Unit	sq ft	Tenant	Lease Term	Break Clause	Lease Expiry	Annual Rent	Rent (psf)	Rent Review	Comments
C5	1,033	ELA Motor Services Limited	6 years from 01/05/2024	N/A	30/04/2030	£15,750	£15.25	01/05/2027	Low passing rent. OMR £18,500 pa. Deposit £6,500 (no VAT). Inside L&T Act
C6	1,035	BMC&C Limited	5 years from 04/10/2025	N/A	03/10/2030	£18,500	£17.87	N/A	Open market letting and rent in Q4 2025. Deposit £6,500 (no VAT). Inside L&T Act
C7	1,035	Live Edge Design Limited	3 years from 25/03/2026	N/A	24/03/2029*	£16,500	£15.94	N/A	*Tenant renewing lease effective 25.03.2026 at £16,500 pa. Pays monthly. OMR approx £18,500 pa. Deposit £6,500 (plus VAT) Inside L&T Act
C8	1,037	Silverims	5 years from 24/06/2021	N/A	23/06/2026*	£18,000	£17.36	N/A	*6-month extension. OMR £18,500 pa. Deposit £4,000 (plus VAT). Inside L&T Act
<b>Sub Total</b>	<b>4,140</b>					<b>£68,750</b>			
C9	1,070	Cavaliers	7 years from 19/08/2008 - Extended	N/A	Rolling with 6-months notice	£16,500	£15.42	19/08/2026 – Agreed at £16,500 pa	Original lease extended on 10.05.2021 on yearly rolling basis subject to serving 6-months notice. Low passing rent. OMR £19,200 pa. Deposit £3,672 (no VAT). Inside L&T Act
C10	1,069	Reading Bicycle Kitchen (Charity)	7 years from 24/06/2021	N/A	20/01/2031	£15,500	£14.50	N/A	Original lease extended on 20.01.2026 for 5-years. Low passing rent. OMR £19,200 pa. Deposit £6,700 (plus VAT). Inside L&T Act
C11	1,073	DGM Pay	7 years from 24/06/2021	N/A	23/06/2028	£14,500	£13.51	24/06/2024	Personal guarantee from tenant. Low passing rent. OMR £19,200 pa. Deposit £4,500 (plus VAT). Inside L&T Act
<b>Sub Total</b>	<b>3,212</b>					<b>£46,500</b>			
<b>TOTAL</b>	<b>7,352</b>					<b>£115,250</b>	<b>£15.68</b>		<b>Potential income once all let at market rent approx £131,600 pa (£17.90 psf) reflecting a £16,350 pa increase</b>

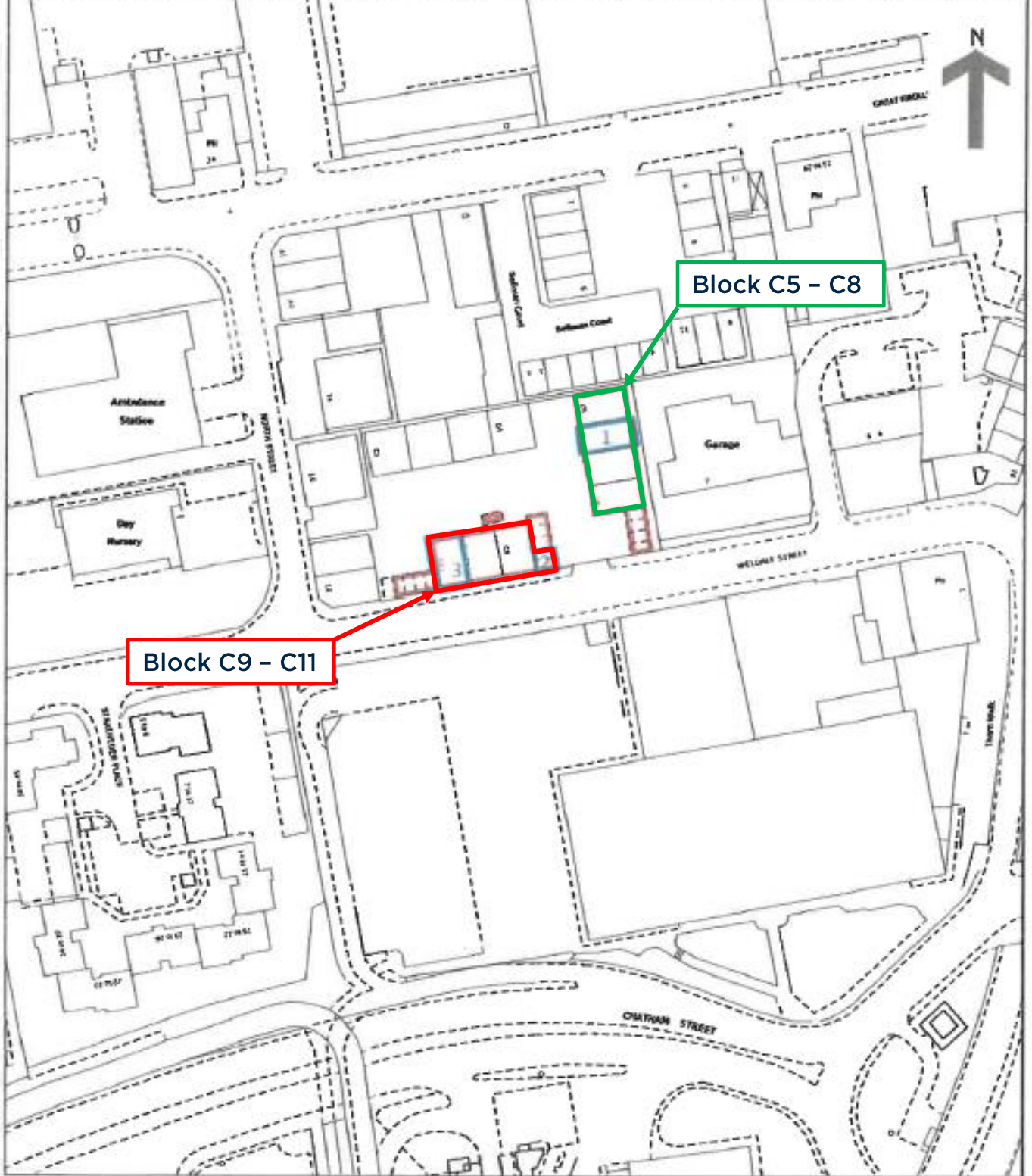
C 10

# HM Land Registry Official copy of title plan

Title number **BK368938**  
Ordnance Survey map reference **SU7073NE**  
Scale **1:1250**  
Administrative area **Reading**



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Unit C5



Unit C6



Unit C8



Unit C10



## Unit C11



## Units C5 - C8



## Units C9 - C11

