



MILFORD

COMMERCIAL ESTATE

UNIT 54
MILFORD ROAD
READING RG18LJ

REFURBISHED
WAREHOUSE /
TRADE UNIT
WITH SECURE
YARD

TO LET
6,023 SQ FT (560 SQ M)



Newly
refurbished



End of
terrace unit



Large loading door
4.8m (w) x 5m (h)



6.1m min
eaves



Three
phase power



New roof &
rooflights



Secure yard with
parking to front



EPC RATING B

DESCRIPTION

The unit is of traditional steel portal frame construction with full height external steel-clad elevations under a new pitched insulated roof. There is a first-floor office to the front with undercroft storage / trade counter beneath. Externally, there is a private secure parking and loading area. The unit has recently undergone a full refurbishment.



ACCOMMODATION

	SQ FT	SQM
Warehouse	4,643	431.3
Undercroft storage/WCs	690	64.1
First floor offices	690	64.1
TOTAL (GIA)	6,023	559.5



New double glazed uPVC windows



Newly painted concrete floor



Redecoration of walls and steelwork



Open plan offices



New office ceiling tiles



New office LED lighting



New perimeter office trunking



Air conditioned offices



New electric heating to offices



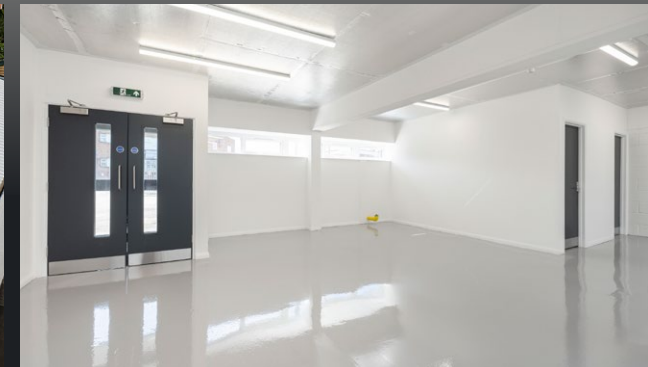
Excellent natural light



Double entrance doors



Undercroft storage / trade counter area





Mercedes-Benz



READING



PUREGYM



THE ORACLE
READING



LOCATION

Milford Commercial Estate is accessed from Richfield Avenue via Tessa Road located approximately half-a-mile to the northwest of Reading town centre. Reading Crossrail station is 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.



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shorts.churn.metro

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