



HASLAM'S
CHARTERED SURVEYORS

INDUSTRIAL / WAREHOUSE

FOR SALE



3 LOVEROCK ROAD

Reading Berkshire RG30 1DZ

TYPE	INDUSTRIAL / WAREHOUSE
TENURE	FREEHOLD
SIZE	7,740 SQ FT (719 SQ M)

KEY POINTS

- > Rare freehold opportunity
- > Popular industrial estate
- > 2 Large loading doors
- > Excellent car parking
- > Of interest to occupiers and investors

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Location

The premises are located between Loverock Road and Portman Road on the well-established and popular Battle Farm Trading Estate. Junctions 11 and 12 of the M4 are each within 5-miles providing access to London, Heathrow Airport and the national motorway network.

what3words///gave.front.strict

Description

The property comprises a semi-detached industrial / warehouse unit of steel frame construction, with part brick and part profiled metal clad elevations, under a mono pitched metal roof incorporating roof lights. Externally there is a shared area for access, as well as parking to the front and an additional parking area off Loverock Road.

Specification

- Minimum eaves height of 6.1m
- Maximum height 6.7m
- Two loading doors 3.6m(W) x 4.2m(H)
- 3-phase power supply
- Office & kitchenette
- LED lighting throughout
- Gas radiator heating to offices
- WCs on ground and first floors
- Excellent car parking

Accommodation

Gross Internal Areas (GIA) are as follows:

Floor	sq ft	sq m
Industrial / Warehouse	6,464	600.54
Ground Flr Office / WC	646	60.06
First Flr Office / WC	630	58.50
Total	7,740	719.10



Energy Performance Asset Rating

EPC Rating: B:46

Business Rates 2026/27

The Rateable Value for this property is £72,000

Terms

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

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 agent for further information or an appointment to view.



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