



# HASLAM'S

CHARTERED SURVEYORS

INDUSTRIAL / WAREHOUSE UNIT

# TO LET



## UNIT 58 ROBERT CORT ESTATE

Britten Road Reading Berkshire RG2 0AU

TYPE	INDUSTRIAL / WAREHOUSE
TENURE	LEASEHOLD
SIZE	6,139 SQ FT (570 SQ M)

### KEY POINTS

- > Rarely available
- > Large loading door
- > 6m eaves height
- > Short distance from Reading Town Centre and Junction 11 of M4 via A33
- > **\*\*NOT SUITABLE FOR MOTOR TRADE\*\***

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## Location

The premises are located on Britten Road, off Elgar Road South, accessed via Basingstoke Road. Junction 11 of the M4 is approximately 1½ miles to the south providing excellent communications with London, Heathrow Airport and the national motorway network.

what3words ///shunts.puppy.shady

## Description

The unit comprises a traditional industrial / warehouse unit of steel frame construction with a large loading door and both private and overflow car parking.

## Specification

- Popular estate
- 6m min. eaves height
- Large loading door
- 3-Phase power supply
- Concrete floor
- Estate café and CCTV
- \*\*NOT Suitable for Motor Trade\*\*

## Accommodation

We understand the Gross Internal Area (GIA) is as follows:

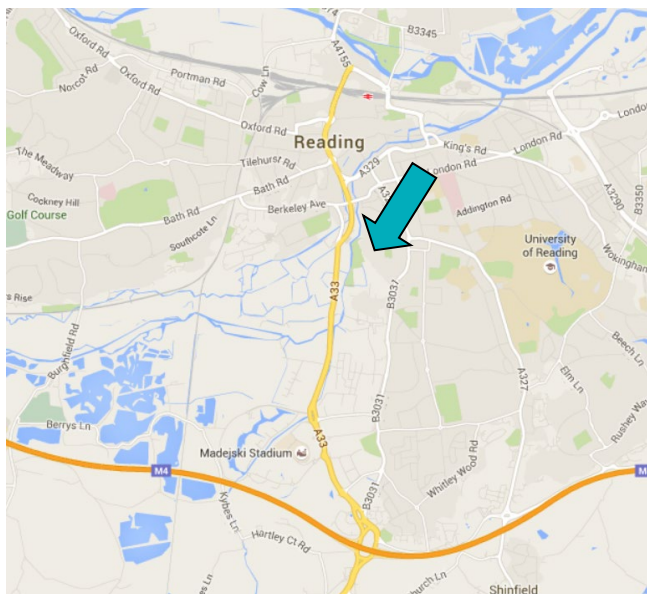
Floor	sq ft	sq m
Industrial / Warehouse unit	6,139	570.3
<b>Total</b>	<b>6,139</b>	<b>570.3</b>

## Energy Performance Asset Rating

EPC Rating: B:49

## Business Rates 2026/27

The Rateable Value for the property is £53,500.



## Terms

New Internal repairing & insuring lease for a term to be agreed & contracted outside Landlord and Tenant Act.

There is a maintenance charge for the upkeep of the roof and common areas of the estate.

A rent deposit is required from all tenants.

## 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 sole agents for further information or an appointment to view.



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