



**HASLAM'S**  
CHARTERED SURVEYORS

INDUSTRIAL / WAREHOUSE UNIT

**TO LET**



# UNIT 7 CUTBUSH INDUSTRIAL PARK

Danehill Lower Earley Reading RG6 4UT

**TYPE** INDUSTRIAL/WAREHOUSE

**TENURE** LEASEHOLD

**SIZE** 2,901 sq ft  
(270 sq m)

## KEY POINTS ✓

- > Easy access to J10 and J11 of M4
- > Excellent car parking
- > Three phase power
- > Covered loading bay
- > Large up and over loading door

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## Location

Cutbush Industrial Park is located midway between Junctions 10 and 11 of the M4 providing direct access to London, Heathrow Airport and the national motorway network.

what3words:///comical.eagles.loose

## Description

Semi detached industrial / warehouse on popular business park with excellent access to both J10 and J11 of M4 motorway.

## Specification

- Excellent car parking
- Large up & over loading door
- 6.0m clear height
- 8.75m max height
- Painted concrete floor
- 3-phase power
- Covered loading bay
- Open plan office

## Accommodation

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

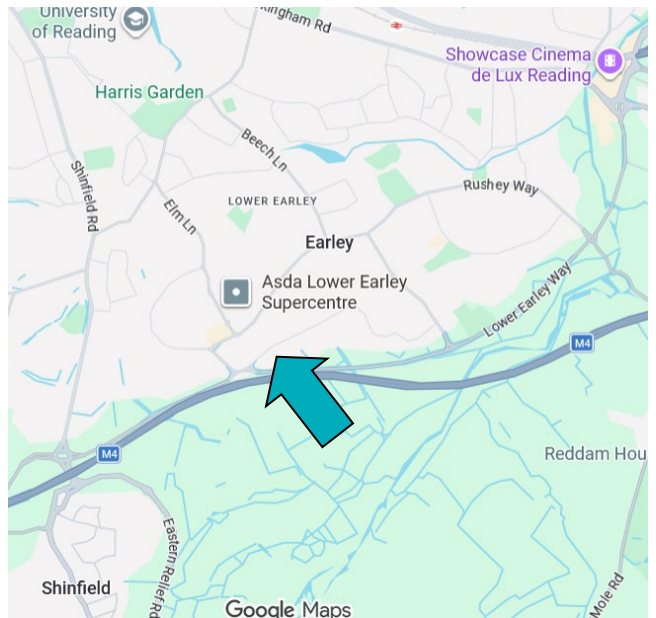
Floor	sq ft	sq m
Industrial / Warehouse	2,227	206.94
Office / WC's	674	62.58
<b>Total</b>	<b>2,901</b>	<b>269.51</b>

## Energy Performance Asset Rating

EPC Rating: C:74

## Business Rates (2026/2027)

The Rateable Value for the property is £41,500



## Terms

A new Full Repairing and Insuring lease for a term to be agreed and contracted outside the L&T Act.

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 sole agents for further information or an appointment to view.



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