

TO LET



UNIT 5 ROBERT CORT ESTATE

Britten Road Reading Berkshire RG2 0AU

TYPE	WAREHOUSE
TENURE	LEASEHOLD
SIZE	3,078 SQ FT (286 SQ M)

KEY POINTS

- To be refurbished – Available from January 2026
- Large loading door
- Offices with LED lighting
- Short distance from Reading Town Centre and Junction 11 of M4 via A33
- Major occupiers nearby including GSF Car Parts, Medlock Electrical and Makro

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.

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Description

Soon to be refurbished, modern self-contained warehouse / trade counter unit on popular estate with large loading door, first floor office and car parking.

Specification

- Popular estate
- Large loading door (3.6mW x 4.7mH)
- Min height 5.4m
- 3-Phase power supply
- Painted concrete floor
- Good natural light
- Offices with LED lighting
- **NOT Suitable for Motor Trade**

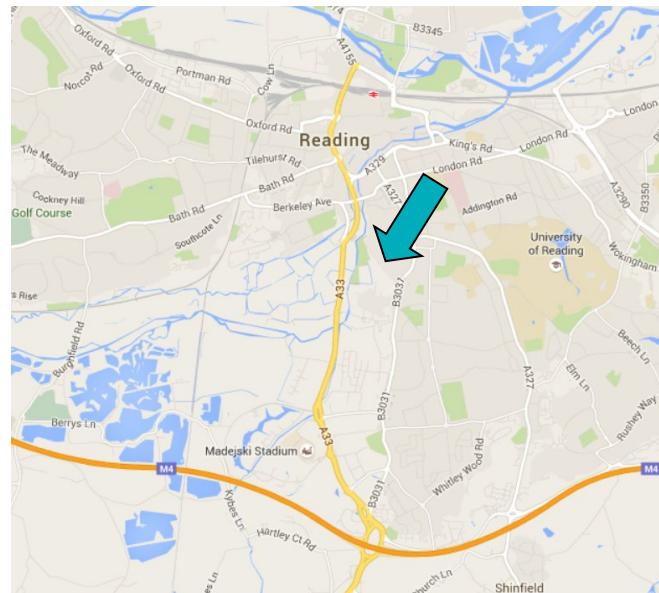
Accommodation

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

Floor	sq ft	sq m
GF Industrial / warehouse	2,078	193.05
GF Office / WC	500	46.45
FF Office	500	46.45
Total	3,078	285.95

Energy Performance Asset Rating

EPC Rating: C:75



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 roofs 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.

Business Rates

The Rateable Value for the property is £28,250.

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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Indicative Images of similar unit