

Multiparc Woodley

Headley Road East, Woodley, Reading, RG5 4SB

TO LET

UNIT 3
4,440 sq.ft (412.5 sq.m)



Trade Warehouse/Light Industrial Unit

- Approximately 5 minute drive from M4 Junction 10
- Fitted offices available
- Nearby occupiers include:



UNIT 6 LET TO:

 **Travis Perkins**

Multiparc Woodley

Headley Road East, Woodley, Reading, RG5 4SB

Warehouse/Light Industrial Unit

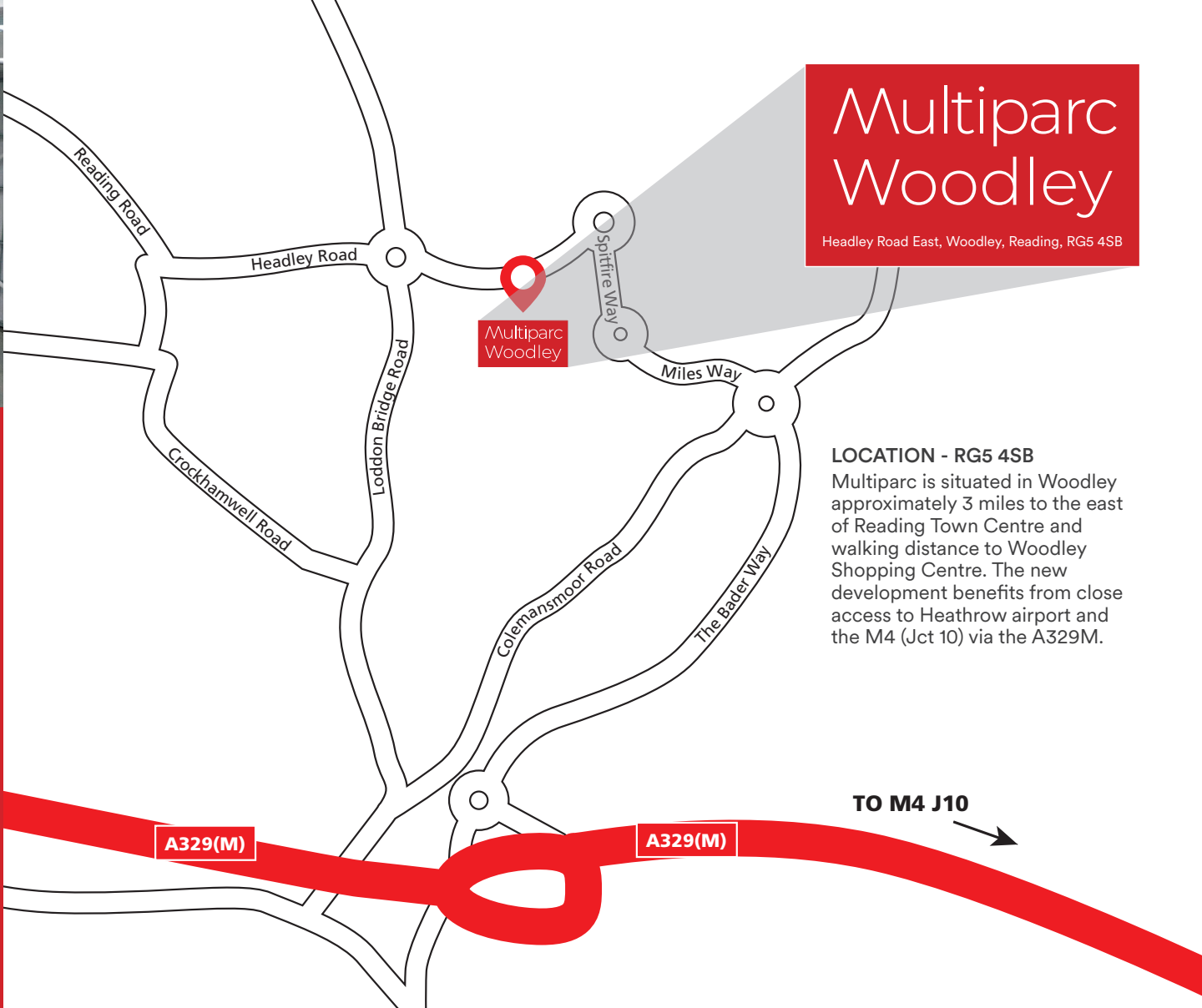
DESCRIPTION

- Eaves height of 5.85m
- Power floated concrete floor with 35kn/m² loading
- Block work and insulated vertical sheeting walls
- Insulated profiled steel cladded roof with roof lights
- Low bay metal halide lighting
- Electric roller shutter door 14.8ft (4.5m) high by 12.5ft (3.8m) wide
- PV panels
- WCs and showers
- Fitted offices available
- **Parking - Unit 3**
- 8 car parking spaces
- 1 loading bay
- 1 EV charging point

UNIT 3	sq.ft	sq.m
Warehouse with Mezzanine	4,440	412.5
TOTAL	4,440	412.5

Note: Mezzanines can be converted to offices





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LOCATION - RG5 4SB

Multiparc is situated in Woodley approximately 3 miles to the east of Reading Town Centre and walking distance to Woodley Shopping Centre. The new development benefits from close access to Heathrow airport and the M4 (Jct 10) via the A329M.

RENT

£72,000 per annum.

BUSINESS RATES

Rateable Value: £59,000.

SERVICE CHARGE

A service charge of £0.50 psf will be levied for the provision of a security service and maintenance of estate roads, landscaping and common areas.

INSURANCE

The Landlord will insure the premises the premiums to be recovered from the tenant.

PLANNING

The properties are considered suitable for B1, B2 or B8 use. All interested parties are to make their own specific enquiries directly with the Local Planning Authority as to their intended use.

REFERENCES & LEGAL COSTS

The granting of a lease will be subject to satisfactory references and accounts, with each party bearing their own legal costs.

EPC

The properties are EPC 'A' rated. Further information on request.

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