

TO LET

TO BE SUBSTANTIALLY REFURBISHED



UNIT 6 PINCENTS KILN

Pincent's Lane Reading Berkshire RG31 7SD

TYPE	INDUSTRIAL / WAREHOUSE
TENURE	LEASEHOLD
SIZE	9,511 SQ FT (884 SQ M)

KEY POINTS

- To be substantially refurbished
- 6m eaves height
- Good loading facilities
- 600 kVA (866 amps) power supply
- Enclosed parking / yards areas front & rear
- Close to J12 of the M4

Location

The property is situated just to the north of J12 of the M4 Motorway and is accessed via Pincent's Lane, which connects into Bath Road (A4) to the south east of the property.

The immediate area is mixed-use, with IKEA positioned on the western side of Pincent's Lane, opposite the entrance to the property. In addition, there is a Porsche showroom to the south of the property and Sainsbury's superstore and retail warehousing park to the east.

Description

The property is a detached warehouse with part brick part upper profile metal clad elevations under a pitched roof and was formerly used as a telecommunications switching centre. Internally the building still retains parts of the switching centre fit out, which can be stripped out if required to provide to a full height warehouse with offices. The building will undergo a substantial landlord refurbishment prior to letting.

There are two secure enclosed yard/parking areas to the front and rear of the building.

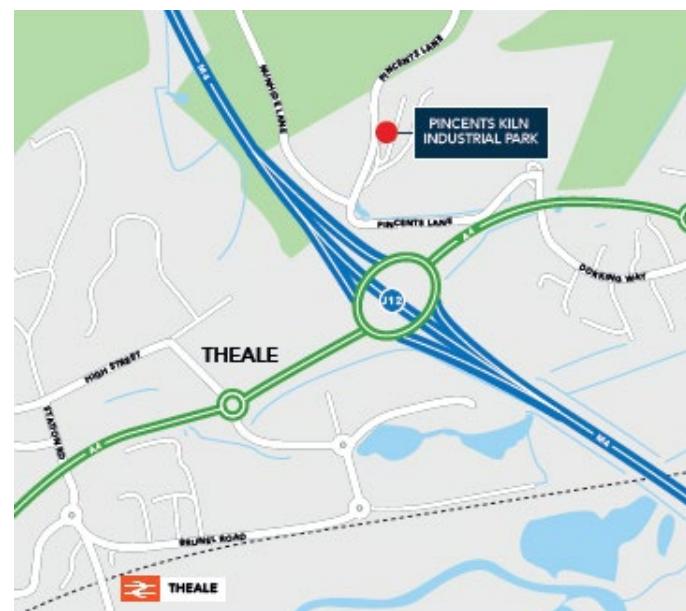
Accommodation

We understand the Gross Internal Areas (GIA) are as follows;

Floor	sq m	sq ft
Warehouse	711.00	7,653
Grd Flr Office / Reception / WCs	94.81	1,021
First Floor Offices	77.75	837
Total	883.56	9,511

Energy Performance Asset Rating

EPC Rating: C:67



Rateable Value

To be confirmed

Terms

The unit is available by way of a new FRI lease from the landlord. Rent on application.

Legal Costs

Each party to bear their own legal costs.

Prices are quoted exclusive of VAT which may be charged on the rent.

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.



Neil Seager

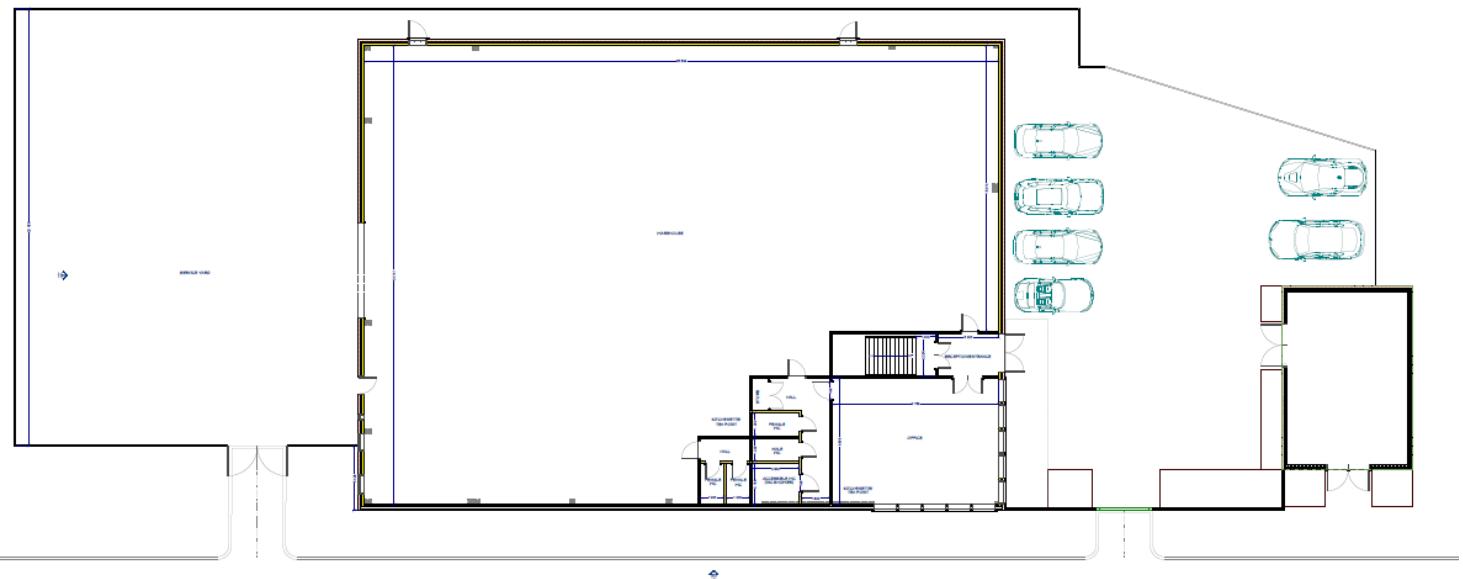
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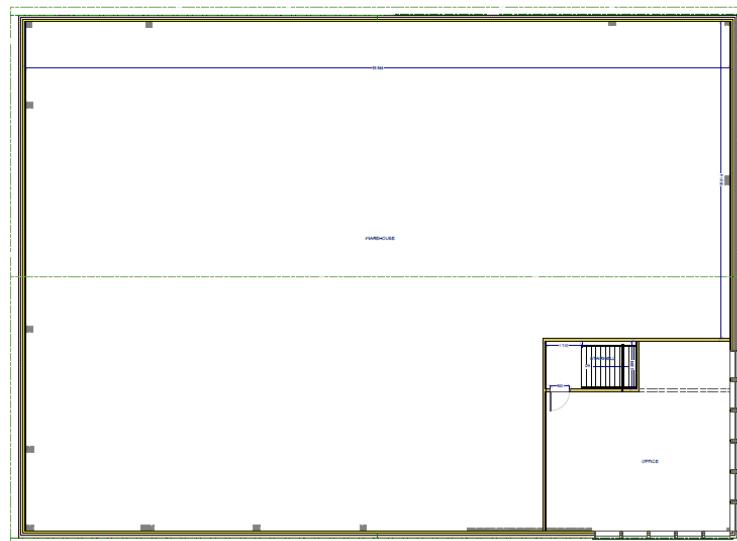
Georgia Fearn

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Floor Plans (Not to Scale)



Ground Floor



First Floor

