



HASLAM'S
CHARTERED SURVEYORS

NEW INSTRUCTION

TO LET



UNIT 6 WEIGHBRIDGE ROW

Cardiff Road Reading RG1 8LX

TYPE	INDUSTRIAL / WAREHOUSE BUSINESS UNIT
TENURE	LEASEHOLD
SIZE	4,108 SQ FT (381 SQ M)

KEY POINTS

- > Two storey business unit
- > Workshop / storage ground floor with offices at first floor level
- > Ample parking
- > Established industrial estate



Location

Weighbridge Row is accessed via Richfield Avenue and Cardiff Road, and is approximately a 10 minute walk from Reading town centre where an excellent train service to London and the Oracle Shopping Centre is found. Road communications are good with Junction 11 of the M4 Motorway easily accessible via the A33 Reading Relief Road.

Description

The property is a 2 storey business unit with a mixture of workshop, storage and offices on the ground floor. At first floor level there is a mixture of open plan and cellular offices with good natural light on three sides. Externally the property benefits from ample car parking.

Accommodation

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

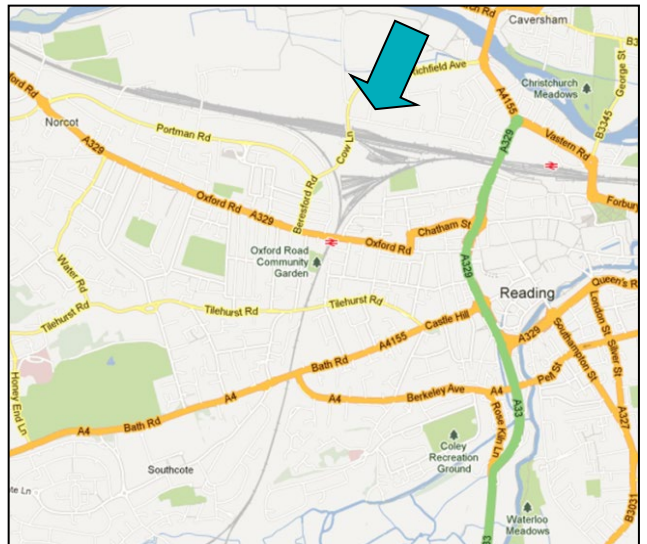
Floor	sq ft	sq m
Total	4,108	381

Amenities

- To be refurbished
- Access for loading
- 3 phase power
- Tea point & WC
- Ample parking
- Excellent motorway access
- Town centre fringe

Energy Performance Asset Rating

EPC Rating: B:48



Terms

A new FRI lease is available for a term to be agreed. Rent on application.

Legal Costs / VAT

Each party to bear their own legal costs.

Rents are quoted exclusive of VAT which may be charged.

Rateable Value

£27,750

Viewing & Further Information

Please contact the joint sole agents for further information or an appointment to view.



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