



UNIT 6 WORTON GRANGE

Reading RG2 0TG

TYPE	WAREHOUSE / INDUSTRIAL
TENURE	LEASEHOLD
SIZE	47,659 SQ FT (4,428 SQ M)

KEY POINTS

- > To be refurbished
- > Excellent access to J11 M4
- > 5 surface level loading doors
- > 2 dock level loading doors
- > Large secure yard
- > 6.7m clear eaves height
- > Ground and first floor offices

Location

Worton Grange Industrial Estate is situated off Imperial Way which links with the A33, approximately half a mile from Junction 11 of the M4. The A33 is the principal route into Reading from the south, which connects the M4 at J11, with the M3 at J6.

Description

The property comprises a modern steel frame warehouse, constructed of brick and metal profile cladding with two storey internal offices to the front and a large secure yard with its own entrance gate.

The office accommodation has been fitted out to a high specification and is predominantly open plan.

Specification

Warehouse

- 5 surface level loading doors
- 2 dock level loading doors
- Large secure yard
- 6.7m clear eaves height
- High bay sodium lighting
- Security office block
- Flexible layout
- 24/7 onsite security

Offices

- Double glazing
- Gas heating
- Perimeter trunking
- Carpet tiles
- Suspended ceilings with recessed lighting
- Kitchen facilities
- WCs
- Separate entrances for the reception and staff

Accommodation

We understand the Gross Internal Area's (GIA) are;

Floor	sq ft	sq m
Warehouse	42,826	3,978.6
Ground Floor Offices	2,484	230.8
First Floor Offices	2,348	218.1
Total	47,658	4,427.5

Energy Performance Asset Rating

EPC Rating: C:68

Business Rates

Interested parties are advised to make their own enquiries.

Terms

New Internal repairing & insuring lease for a term to be agreed & contracted outside Landlord and Tenant Act.

Legal Costs / VAT

Each party to bear their own legal costs.
VAT is payable.

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

Joint Agents: Haslams Surveyors 0118 921 1515
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