



**OPEN STORAGE AT UNIT B1-B3
KENAVON DRIVE**
Forbury Park Industrial Estate Reading RG1 3HS

TYPE	OPEN STORAGE
TENURE	LEASEHOLD
SIZE	Plot A - 63,130 SQ FT (5,865.91 SQ M)
	Rear Yard - 19,191 SQ FT (1,782 SQ M)

KEY POINTS 

- > Close to town centre, Reading train station and the IDR
- > Extensive securable yards and car parking
- > 230 Parking spaces available in Plot A
- > Rear Yard open storage use
- > Leased separately or together

Location

The property is situated on Kenavon Drive, approximately 0.6 miles from Reading Train Station and just off the Inner Distribution Road (IDR). The sites are located to the rear of retail warehousing occupied by Argos and Decathlon. [what3words ///poetic.voters.solve](https://www.what3words.com/poetic.voters.solve)

Description

The sites comprise of concrete open storage land surrounding units B1-B3 Kenavon Drive. Both sites are gated and secure. Together both sites are a total a size of 1.89 acres.

Yards can be let separately or together.

Specification

- Extensive securable yard areas
- Plot A contains 230 Parking Spaces
- Rear Yard open storage use

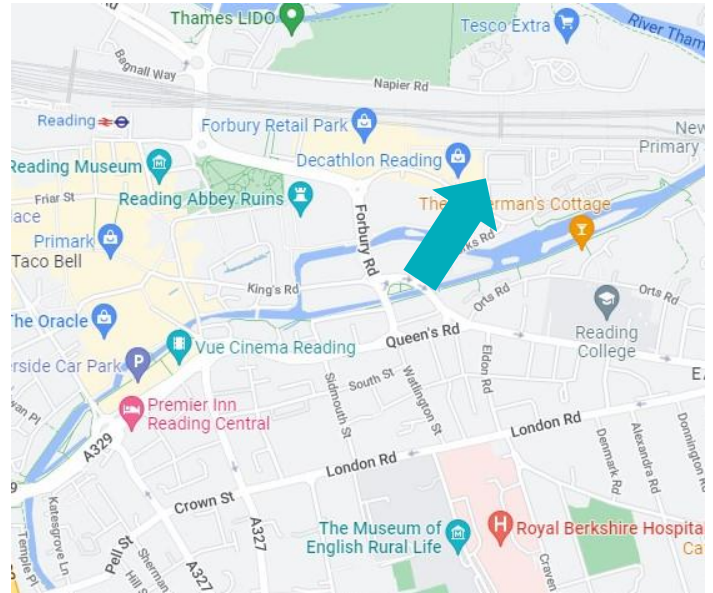
Accommodation

We understand the plots sizes are as follows;

Floor	sq ft	sq m
Rear Yard	19,191	1,782.90
Plot A	63,130	5,865.91
Total	82,321	7,648.41

Viewing & Further Information

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



Rateable Value

TBC

Terms

The plots are available to let for a minimum term of 12 months, to exclude the Landlord and Tenant Act.

Plot A: £80,000 pax

Rear Yard: £30,000 pax

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.



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