



HASLAM S
CHARTERED SURVEYORS

NEW INSTRUCTION

TO LET



UNITS 7, 8 & 9 CANTAY BUSINESS PARK

Off Ardler Road Caversham Reading RG4 5AE

TYPE	WAREHOUSE / BUSINESS UNITS
TENURE	LEASEHOLD
SIZE (GIA)	3,736 - 8,648 SQ FT (347 - 803 SQ M)

KEY POINTS

- > Business units available individually / combined
- > Walking distance to Reading town centre and Reading mainline station
- > Allocated car parking / yard area
- > Electric roller shutter loading doors
- > 3-phase power



Location

The premises are situated off Ardler Road, a short, which provides direct access to both Caversham and Reading centres. Reading Central railway station is easily accessible providing regular high-speed services to London (Paddington), the surrounding regions and Crossrail. Reading is served by Junctions 10, 11 and 12 of the M4 motorway, providing easy access to the national motorway network.

Description

The units are of steel truss frame construction under a pitched roof with external brick elevations faced with profile cladding. The units are accessed via roller-shutter loading doors plus pedestrian entrances and with allocated car parking.

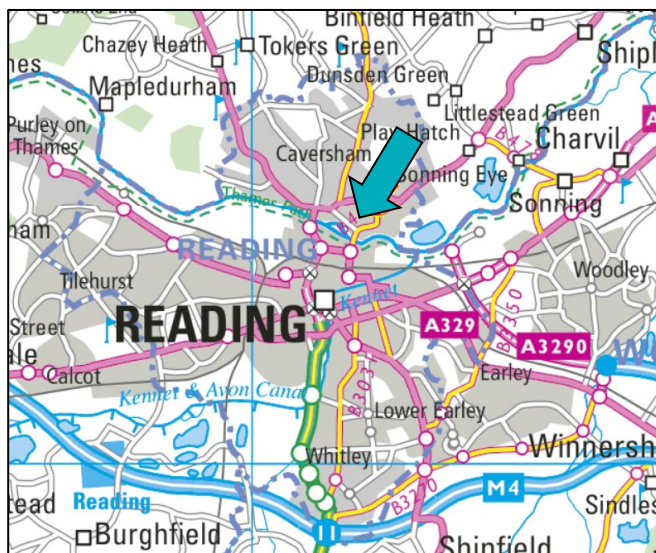
Amenities

- Electric roller shutter loading door
- 3-phase power
- Allocated car parking / yard area
- Minimum eaves heights of 3.0 - 4.1 metres

Accommodation

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

Floor	sq ft	sq m
Unit 7 (Warehouse incl. 732 sq. ft. mezzanine)	3,736	347.1
Unit 8 (Warehouse)	4,124	383.1
Unit 9a (Grd & 1 st Flr Offices)	788	73.2
Total	8,648	803.40



Energy Performance Asset Rating

Unit 7: C:70

Unit 8: C:55

Unit 9a: D:98 & E:102

Terms

A new full repairing and insuring lease for a term to be agreed. Rent on application.

Business Rates (2026/27)

Units 7&8 Rateable Value: £46.500

Unit 9a Rateable Value: To Be Reassessed

Business rates relief could be obtainable. Please make your own enquiries to the local authority.

Legal Costs / VAT

Each party to pay their own legal costs.

We understand the property is elected for VAT.

Viewing & Further Information

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



Ed Ponting

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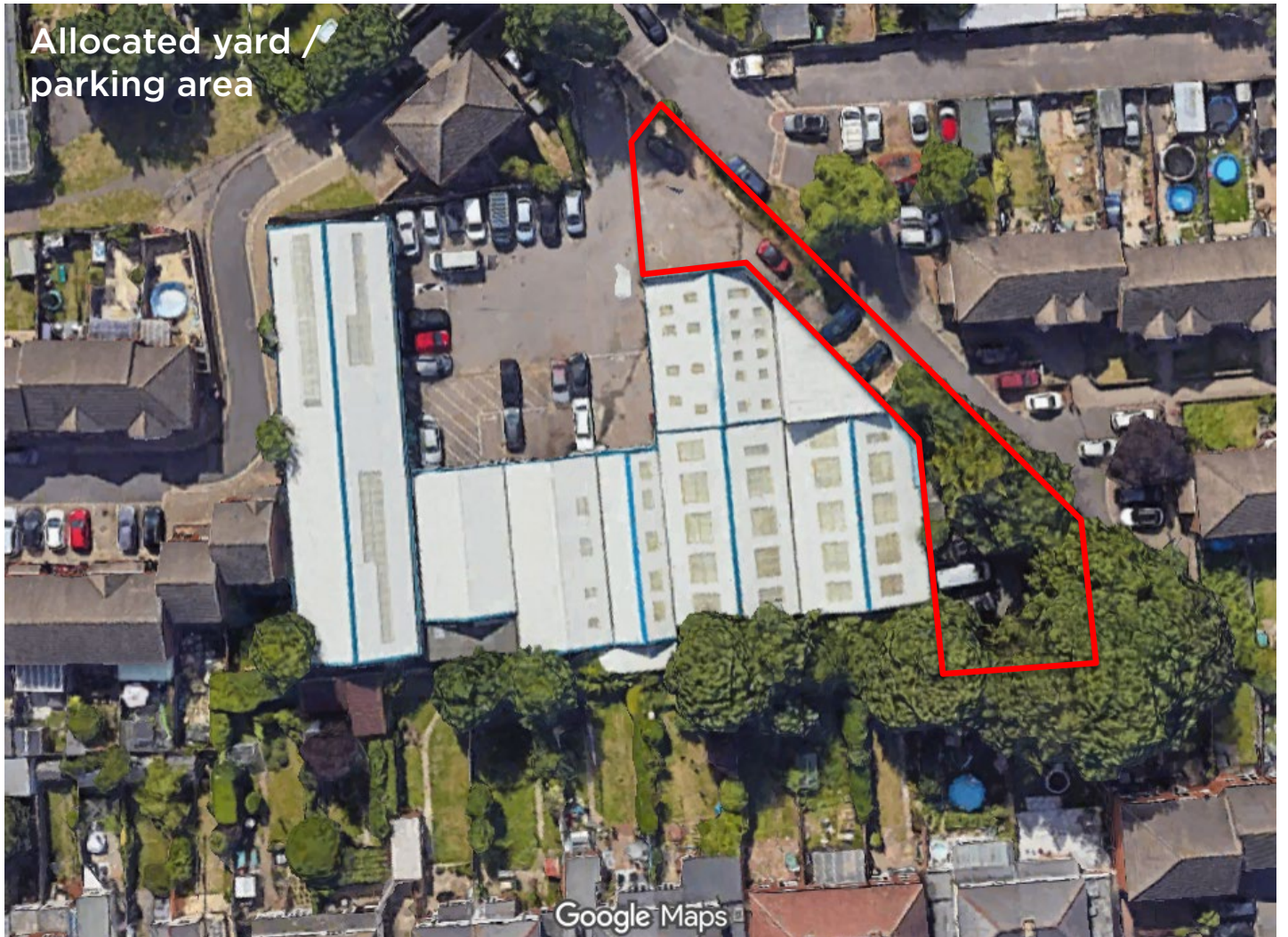
Georgia Fearn

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Unit 7



Allocated yard / parking area

Google Maps