



HASLAM'S
CHARTERED SURVEYORS

PRELIMINARY DETAILS

TO LET



UNIT 56 SUTTONS BUSINESS PARK

Suttons Park Avenue Reading RG6 1AZ

TYPE WAREHOUSE / INDUSTRIAL

TENURE LEASEHOLD

SIZE 8,167 SQ FT
(758 SQ M)

KEY POINTS

- > Light industrial/warehouse unit
- > 130kVA three phase power
- > Mew electric roller shutter door
- > Secure, concealed yard
- > 6.1m eaves height
- > 12 car parking spaces
- > Easy access to M4 motorway Junction 10

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Location

Suttons Business Park is a prime business location at the top of the A329M within 3 miles of Junction 10 of the M4 providing swift access to the national motorway network. Reading Town Centre is approximately 1.5 miles to the west.

Description

A light industrial/warehouse unit with a large secure fenced yard, situated at the heart of the Park.

Specification

- New electric roller shutter door
- LED PiR lighting
- Male and female WCs
- Kitchen
- Ground floor offices
- 12 car parking spaces
- EV charging points
- 130kVA three phase power
- 24 hour on site park security
- Good vehicular access
- Aldi and Costa Coffee amenities on site

Accommodation

We understand the Gross Internal Areas (GIA) are:

	sq m	sq ft
Warehouse	5,942	552
Ground Floor Office	2,225	207
Total	8,167	759

Energy Performance Asset Rating

EPC Rating: B:32

Business Rates

Rateable Value: to be confirmed Approx. £118,500



Terms

The unit is available by way of a new full repairing and insuring lease, subject to 5-yearly upward only rent reviews. Rent upon application.

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 tenants where legislation requires us to do so.

Viewing & Further Information

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



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