FOR SALE / TO LET – WAREHOUSE UNIT

MILL LANE, READING RG1 2HN

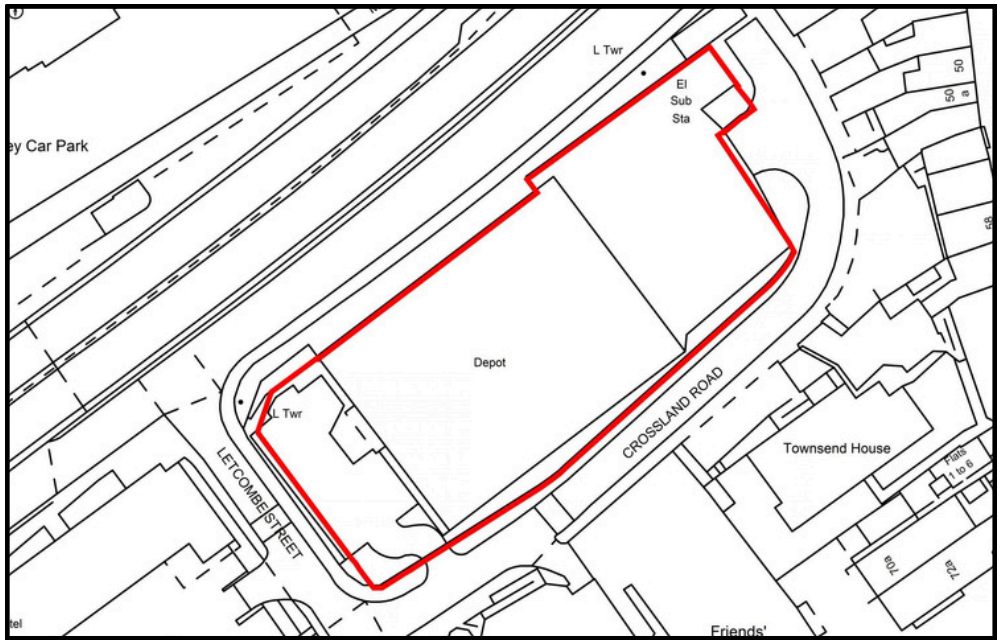
0.9 Acres with 28,205 sq ft



Mill Lane Reading, RG1 2HN

KEY HIGHLIGHTS

- 24/7 access
- 0.9 Acre site with 27,758 sq. ft unit
- Self contained secure yard
- 2 dock leveller doors
- Separate secure car park with 17 spaces
- 7m eaves in the warehouse
- Extensive mezzanine storage
- Prominent location in Reading Town Centre
- Close to local amenity and transport links
- Excellent location with prominence onto the A329



DESCRIPTION

The property is a self contained, distribution warehouse extending to 27, 758 sq ft on a site of c. 0.9 acre. It is held under title number BK339969. The warehouse benefits from an internal mezzanine and two dock leveller loading doors leading to a secure yard to the rear. Office and staff accommodation extends over two floors with 17 spaces in a secure car park to the front. The offices are heated with gas central heating.

ACCOMODATION

Area	Sq m	Sq ft
Ground Floor Warehouse/ ancillary	1,803.91	19,417
First Floor offices	184.35	1,984
Mezzanine Storage	632.14	6,804
Total GIA	**2,620.4**	**28,205**



PLANNING

The unit has previously been used for storage and distribution purposes.
The previous owner considered redevelopment of the site for alternative use and successfully achieved planning consent for residential use which has not been implemented. The reference is PL/24/1155in the planning portal.

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LOCATION

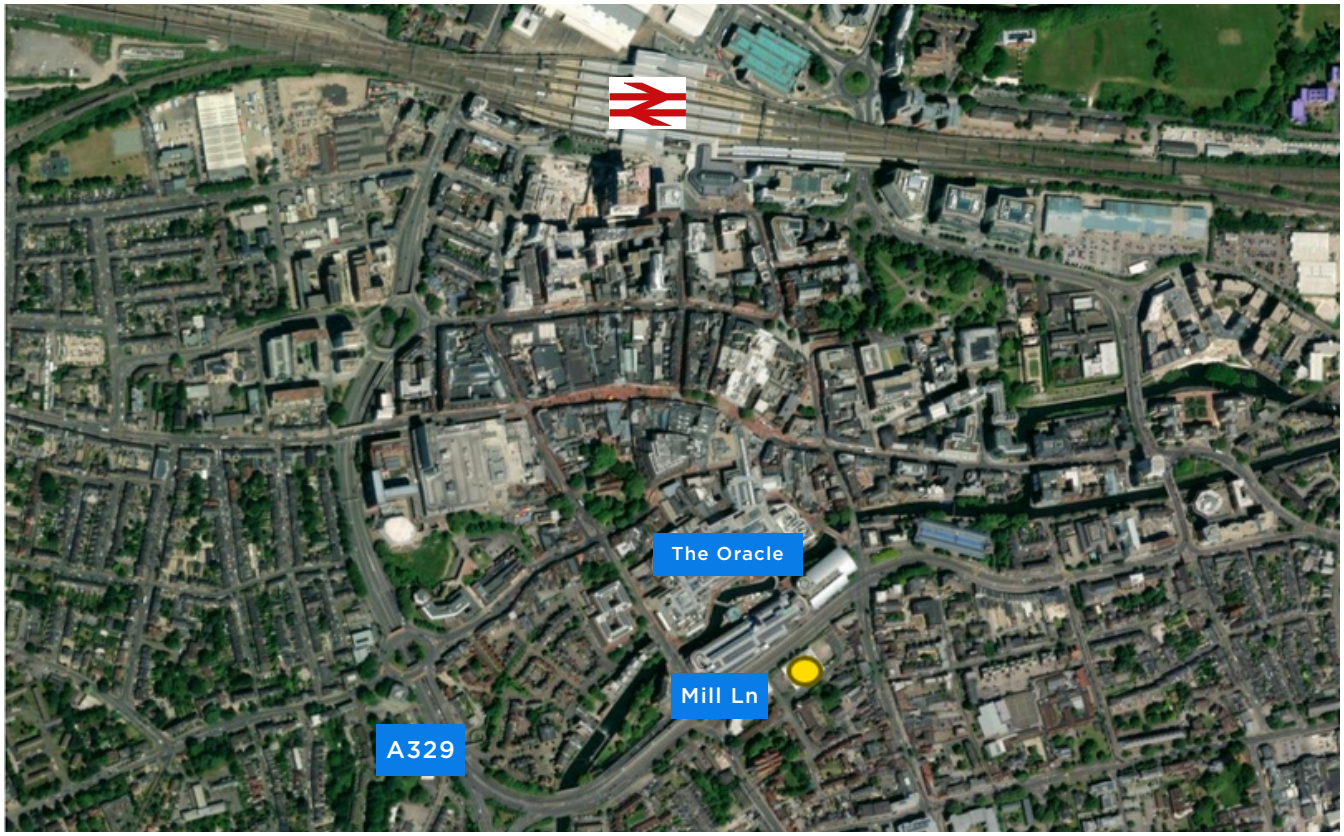
The unit is well located, in Reading town centre, adjacent to the A329 and just to the south of The Oracle shopping centre.

It has a good profile to the A329 and is approx. 0.5 miles to Reading railway station located to the north.

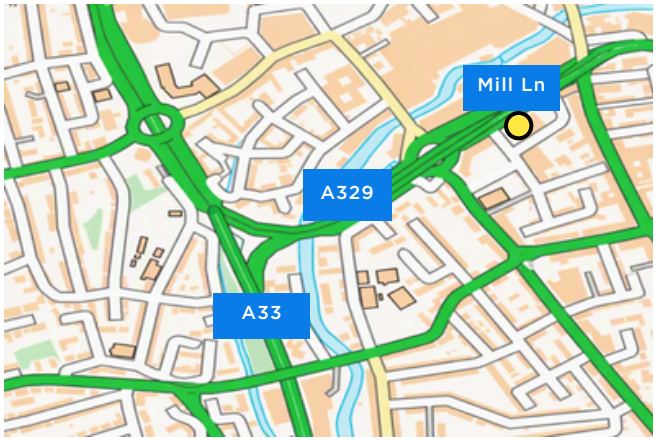
The M4 / J11 is approximately 3.5 miles to the south via the A33.

DISTANCES

Destination	Distance (Miles)	Distance (Km)	Typical Drive Time*
M4 Junction 11 (Reading)	3.5	5.6	8-12 mins
M4 Junction 10 (Wokingham/ Bracknell)	8.5	13.7	12-18 mins
Heathrow Airport (western airport boundary)	24	38.6	30-40 mins
Reading Town Centre (Broad Street/Station area)	0.5	0.8	2-5 mins
Central London (Charing Cross)	40	64.4	60-90 mins









EPC

C.

TERMS:

Freehold for sale with vacant possession. Lease on terms and rent to be agreed.

METHOD OF SALE

The property will be sold by means of informal tender unless sold prior.

AVAILABILITY

Available now.

VIEWINGS

Via sole agents.

VAT

The sale will be subject to VAT.

CONTACT

For further information please contact:



Bridget Outtrim

bouttrim@savills.com
07788 188 870



Tom Marshall

tom.a.marshall@savills.com
07812 426 270

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