

HERON INDUSTRIAL ESTATE

BASINGSTOKE ROAD // READING // RG7 1PJ

RECENTLY REFURBISHED

TO LET



ONE REMAINING INDUSTRIAL UNIT AVAILABLE OF 6,456 SQ. FT. (599.8 SQ M)

HERON INDUSTRIAL ESTATE

Heron Industrial Estate is located approximately 5 miles to the south of Reading, within the village of Spencers Wood. Road access is via Basingstoke Road, less than 2 miles from the A33 and Junction 11 of the M4 Motorway.

The A33 dual carriage way is an established industrial and trade corridor, providing the main link between Reading and the M4 motorway through Junction 11.

The newly built Reading Green Park Station is located 3 miles north west of the property which will offer direct services into Reading (6 mins) and Basingstoke (20 mins). The 600 bus (Spencers Wood) provides journeys to/from Reading Town Centre by the hour.

Heron Industrial Estate comprises 6 units of steel portal frame construction, extending across 46,839 sq. ft. Unit 6 benefits from a minimum eaves height of 5.1 metres, a full height electric roller shutter door, 3 phase power and is situated on a secure site. The unit has undergone a recent refurbishment including the installation of VAV/VRV AC units, providing heating and cooling systems in first floor office, with the opportunity to extend the ground floor office content.

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UNIT 6 BENEFITS FROM:



5.1 metre minimum eaves height



Full height electric roller shutter door



Secure site



11 allocated parking spaces



3 phase power



Male and Female WCs



First floor offices with the possibility to extend office content of the ground floor



Recent refurbishment works have improved Unit 6's EPC to a B-40 rating





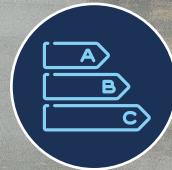
LED Office and Warehouse Lighting



Kitchenette



Air conditioning and heating



EPC B-40 rating

HERON INDUSTRIAL ESTATE

ACCOMMODATION

	UNIT 6
Warehouse/Ground Floor	5,173 sq ft
First Floor Offices	1,283 sq ft
TOTAL	6,456 SQ FT

TENURE

The units are available by way of a new FRI lease for a term to be agreed.

DRIVE TIMES

LOCATION	DISTANCE	TIME
Central Reading	5.0 miles	15 mins
M4 (J11)	1.7 miles	7 mins
Reading Green Park Station	3.0 miles	12 mins
Slough	21 miles	30 mins
Heathrow Airport	21.6 miles	35 mins
Oxford	30 miles	48 mins
London	35 miles	45 mins

RATES

Unit 6: £28,928 per annum

The above figures are based on the UBR for 2023/24, interested parties are advised to check the above figures with the local authority.

RENT

Upon application

PLANNING

The units benefit from an existing consent for B1(c), B2 (industrial) and B8 (distribution) with ancillary offices.

VAT

We are advised VAT is applicable on the rental at the prevailing rate.

EPC

Unit 6: B-40

SERVICE CHARGE

There is an estate charge levied in relation to the communal areas which can be provided upon request.





FURTHER INFORMATION

For further information or to arrange a viewing please contact the agents:

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