



HASLAM'S
CHARTERED SURVEYORS

INDUSTRIAL / WAREHOUSE WITH YARD

TO LET

*****SPECIAL OFFER*** - 1 YEAR RENT FREE
WITH COMMENCING RENT ONLY £7.44 per sq ft / £36,000 per annum**



25 BOULTON ROAD

Reading Berkshire RG2 0NH

TYPE	LIGHT INDUSTRIAL / WAREHOUSE
TENURE	LEASEHOLD
SIZE	4,840 SQ FT (450 SQ M)

KEY POINTS

- > Industrial / warehouse
- > Secure yard measuring 3,250 sq ft
- > Prominent position opposite Brunel Retail Park
- > Close to A33 and Junction 11 of the M4
- > Extensive refurbishment in 2019
- > Good car parking



Location

25 Boulton Road is prominently located on the junction with Rose Kiln Lane, directly opposite the Brunel Retail Park.

Road communications are excellent with the A33 Reading Relief road close by leading direct to Reading town centre as well as junction 11 of the M4 motorway. [what3words ///tend.twig.closes](https://www.what3words.com/what3words-///tend.twig.closes)

Description

Industrial unit with a 3,250 sq ft secure yard, prominently positioned on one of Reading busiest thoroughfares.

Specification

- Prominent
- New roof in 2019
- Loading door (3.3mH x 3.2mW)
- 3 phase power
- Trade counter
- Painted concrete floor
- 1st floor office
- Good car parking
- Secure yard (3,250 sq ft)

Accommodation

We understand the Gross Internal Area (GIA) is;

	sq ft	sq m
Grd Flr Industrial	2,920	271.27
Grd Flr Trade Counter / Store / WCs	960	89.18
1 st Flr Office	960	89.18
Total	4,840	449.64

Energy Performance Asset Rating

C:67

Rateable Value 2026/27

£52,500



Terms

Available on a new FRI Lease for a term to be agreed and contracted outside the security of tenure provisions of the Landlord & Tenant Act. Stepped rental as follows, equating to one years rent free, subject to a minimum 5-year FRI lease.

Year 1: £36,000 pa = £7.44 psf
Year 2: £48,000 pa = £9.92 psf
Year 3: £60,000 pa = £12.40 psf
Year 4: £70,200 pa = £14.50 psf
Year 5: £71,400 pa = £14.75 psf

Legal Costs / VAT

Each party to bear their own costs.

Rents are quoted exclusive of VAT which will not be charged.

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.

Viewing & Further Information

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



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Note: Photos from 2020 for indicative purposes