

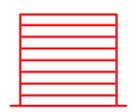
TRANSCENTRAL

UNIT **2**
13,477 SQ FT (1,252 SQ M)
INDUSTRIAL/
WAREHOUSE UNIT
TO LET

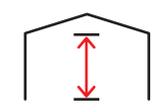


**FULLY
REFURBISHED**

CENTRAL READING



2 x roller shutter loading doors (5m x 4m)



7m clear eaves height rising to 8.5m at apex

/// what3words /// along.fence.noises

LOCATION

The unit is situated within an established gated industrial estate, approximately two miles south of Reading town centre. The A33 Reading Road is circa 250m east of the property which provides access to Junction 11 of the M4 approximately one mile to the south.

DESCRIPTION

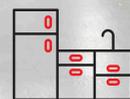
The unit is a modern end of terrace steel framed unit with metal and glazed elevations under a pitched roof. The accommodation comprises warehousing accessed via two roller shutter doors. Stairs provide access to first floor open-plan offices with kitchenette. Externally the unit has the benefit of a large yard (which could be fenced), 30 car parking spaces and refuse area.



Modern end of terrace unit

ACCOMMODATION

	sq ft	sq m
Warehouse	11,518	1,070
Ground Floor Office / Amenity	1,066	99
First Floor Office	893	83
TOTAL GIA	13,477	1,252



Open plan offices with kitchenette



WC facilities on ground & first floor



Large yard (could be fenced)



30 car parking spaces



EPC RATING

C:63

RATEABLE VALUE

To be advised.

TERMS

The property is available by way of a new FRI lease direct from the Landlord on terms to be agreed.



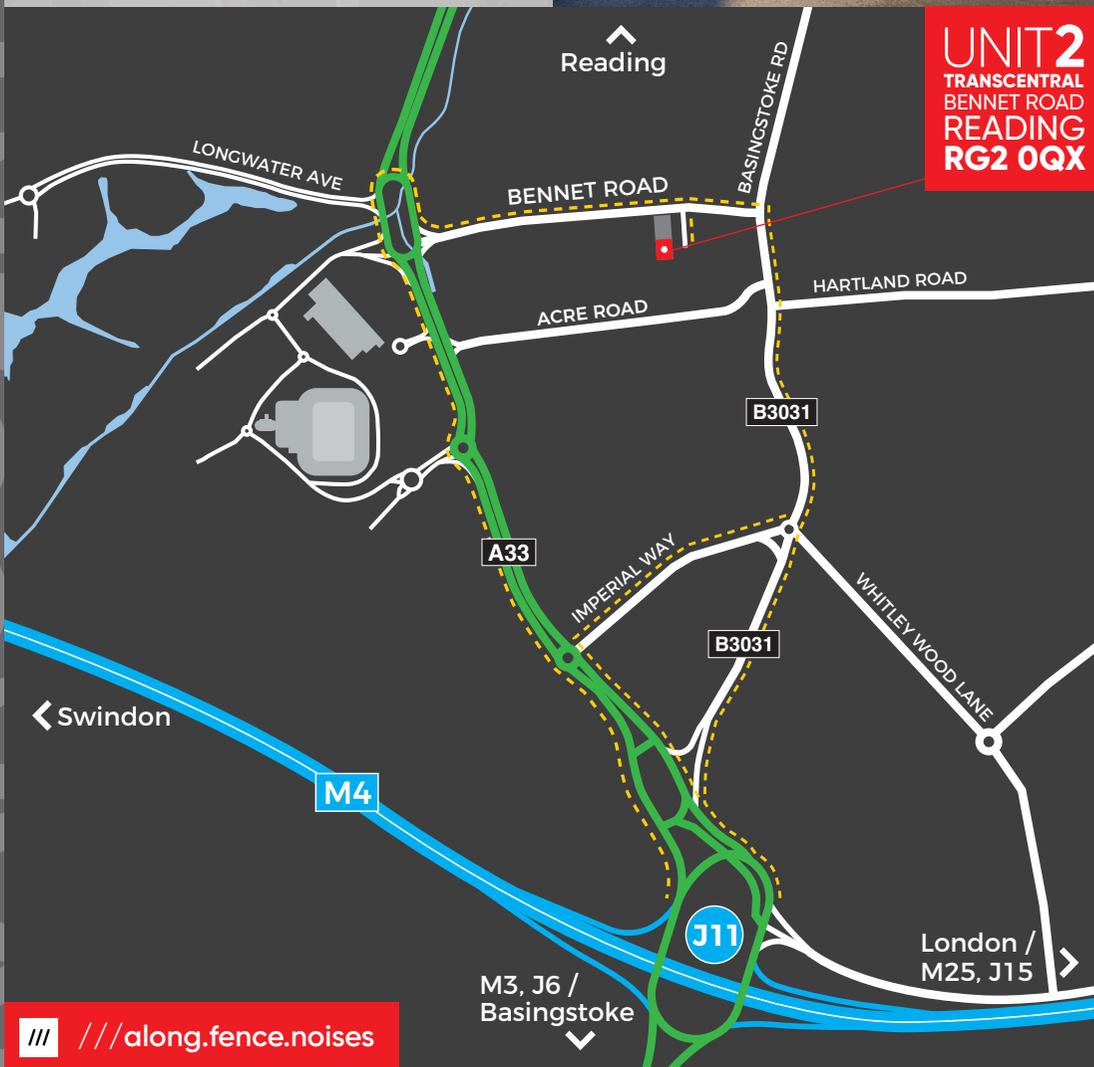


LEGAL COSTS / VAT

Each party to bear their own legal costs. Rents are quoted exclusive of VAT which will 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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