

AVAILABLE SHORT TERM



UNIT 6 iO TRADE CENTRE

Deacon Way Reading Berkshire RG30 6AZ

TYPE	TRADE COUNTER / WAREHOUSE
TENURE	LEASEHOLD
SIZE	4,231 SQ FT + 1,800 SQ FT MEZZANINE (393.0 SQ M + 167.2 SQ M)

KEY POINTS

- > Modern end terrace unit
- > Highly accessible and visible
- > Opposite Toolstation
- > Mezzanine floor
- > 8 car parking spaces
- > 6 metre minimum eaves height
- > Available short term from November 2020
- > Vacant Possession

Location

iO Trade Centre is situated 2 miles west of Reading town centre. Vehicular access is from Deacon Way whilst Oxford Road provides additional pedestrian access and visibility. The property is within easy reach of Junctions 11 and 12 of the M4 Motorway and serves Reading town centre as well as the popular suburbs of Tilehurst and Caversham.

Description

The property comprises a modern end of terrace two storey trade counter / warehouse building. Internally the unit is configured as largely open plan warehouse accommodation with some internal partitioning to create workshops, offices and canteen facilities. A large mezzanine floor covers around half of the warehouse providing further storage space. There is also a reception area on the ground floor and good quality offices above.

Specification

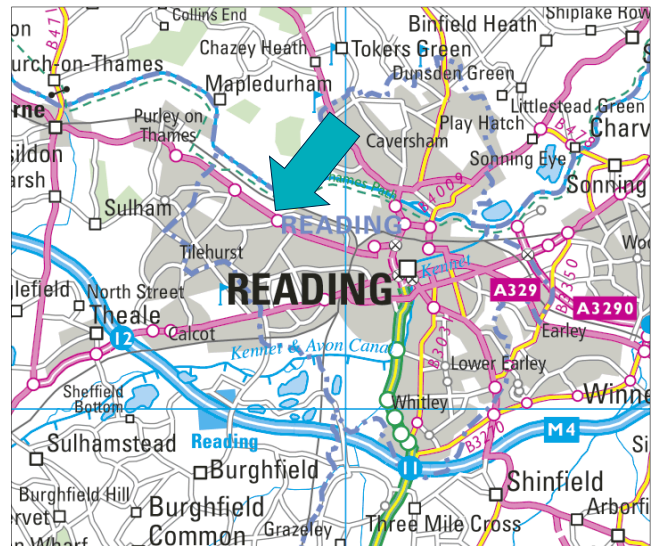
- 3 phase power
- 6 metre minimum eaves height
- Full height electric roller shutter door
- 35 KN/m2 floor loading
- Good quality offices
- Male, female & disabled WCs
- Canteen
- 8 parking spaces
- Secure, gated estate

Energy Performance Asset Rating

EPC Rating: D:100

Rateable Value (2019/20)

£44,000.



Accommodation

We understand the Gross Internal Area is as follows:

Floor	sq ft	sq m
Warehouse	3,538	328.7
First Floor Offices	693	64.4
Mezzanine	1,800	167.2
Total	4,231	393.1
	+ MEZZ	+ MEZZ

Terms

The property is available on a short term basis from November 2020 on terms to be agreed.

Legal Costs / VAT

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

Viewing & Further Information

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



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