



## UNIT 2A, 6 PORTMAN ROAD

Reading Berkshire RG30 1DZ

TYPE	INDUSTRIAL / WAREHOUSE
TENURE	FREEHOLD
SIZE	3,685 sq ft + Mezz. 2,059 sq ft (342 SQ M + Mezzanine 191 SQ M)

### KEY POINTS

- > Rare freehold opportunity
- > Offered with vacant possession
- > Road side prominence
- > Popular industrial estate
- > Large loading door
- > Large mezzanine storage area
- > Of interest to occupiers and investors

## Location

The premises are located between Loverock Road and Portman Road on the well-established and popular Battle Farm Trading Estate. Junctions 11 and 12 of the M4 are each within 5-miles providing access to London, Heathrow Airport and the national motorway network.

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## Description

The property comprises a semi-detached industrial / warehouse unit of steel frame construction, with part brick and part profiled metal clad elevations, under a mono pitched metal roof incorporating roof lights. Externally there is a shared area for loading, with a parking area off Loverock Road.

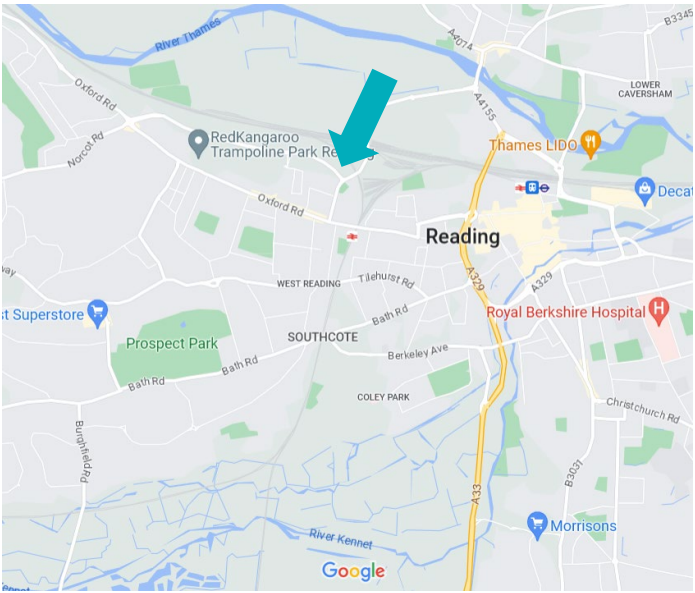
## Specification

- Electric roller shutter door
- 3-phase power supply
- Large mezzanine storage area
- WC

## Accommodation

Gross Internal Areas (GIA) are as follows:

Floor	sq ft	sq m
Industrial / Warehouse	3,196	296.9
Ground Floor Storage	646	13.4
Ground Floor Office	345	32.0
Total	3,685	342.3
Mezzanine Floor	2,059	191.3



## Energy Performance Asset Rating

To be assessed

## Business Rates

To be advised

## Terms

The freehold is offered for sale with vacant possession. Price on application.

## 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 agent for further information or an appointment to view.



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