

FOR SALE



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)

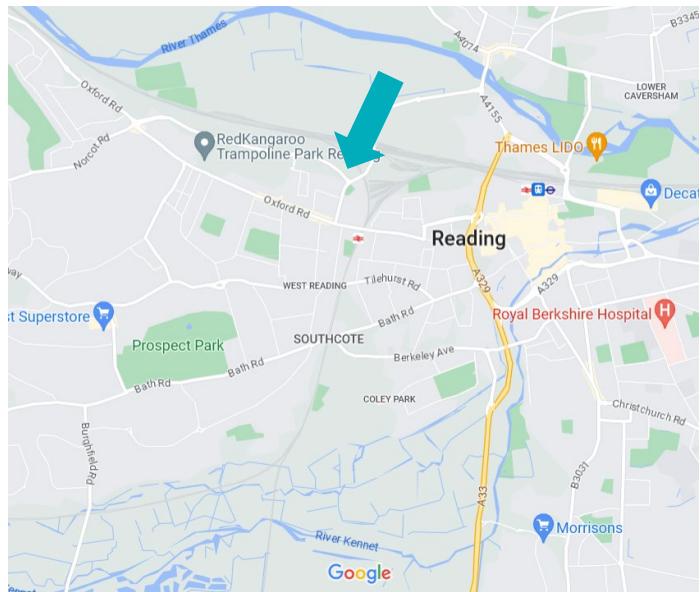
KEY POINTS

- 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.

what3words://chips.backed.during



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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