



## UNITS 8&9 ROSE KILN LANE

Reading Berkshire RG2 0JJ

<b>TYPE</b>	<b>INDUSTRIAL / WAREHOUSE</b>
<b>TENURE</b>	<b>LEASEHOLD</b>
<b>SIZE</b>	<b>18,220 SQ FT</b> (1,693 SQ M)

### KEY POINTS

- > Self contained warehouse unit
- > 37m yard depth
- > Approx. 0.45 acre fenced & gated yard area
- > Roller shutter loading doors
- > First floor mezzanines
- > Trade location with excellent prominence & access
- > Within a short drive of J11 M4 and Reading Town Centre

## Location

Strategically situated on the busy A33 Reading Relief Road (Rose Kiln lane), approximately 2 miles from both the M4 Junction 11 and Reading town centre. Reading is located 1.3 miles to the north of the site. This is a prime pitch located at the heart of the A33 corridor, with excellent accessibility and a high volume of passing traffic. There are a large number of trade, car showroom, self storage and retail operators including; Skoda, Honda, Big Yellow, Magnet, Porcelanosa and Marshall Volkswagen.

what3words ///ranks.summer.basket

## Description

The property comprises a self contained, end terrace of two industrial units of steel portal frame construction with profile cladding elevations. There is an asbestos sheet roof, which has been overlaid with profile metal roof sheeting. The unit benefits from one double width roller shutter, and additional single width roller shutter. To the front of the unit there is a showroom area with glazed windows, which has been fitted out with offices and storage space.

Additional back of house areas consist of a first floor mezzanine, first floor offices, kitchen and breakout space. These areas are above toilets and ground floor offices. The warehouse is open plan, with 2 van lifts and pit. The warehouse is heated through various gas heaters. There is an additional single storey side extension which contains oil tanks which can be accessed externally.

## Specification

- 37m yard depth
- Approx. 0.45 acre yard area
- Three phase power
- Roller shutter loading doors
- Fenced and gated yard
- Vehicle inspection pit

## Accommodation

We understand the approximate Gross Internal Area's (GIA) are as follows;

	sq ft	sq m
Ground Floor Warehouse	17,132	1,592
Oil Store	275	26
First Floor Offices & Canteen	1,088	101
First Floor Mezzanine	1,419	132
<b>Total (exc. Mezz &amp; Oil Store)</b>	<b>18,220</b>	<b>1,693</b>

## Rateable Value (2025/26)

£218,000

## Energy Performance Asset Rating

EPC Rating: D:81

## Terms

Available by way of assignment / subletting of the current lease or a new lease direct with the landlord on terms to be agreed. Rent on application.

## Legal Costs / VAT

Each party to pay their own legal costs.  
We understand the property is elected for VAT.

## 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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