



SITE AT CUTBUSH LANE EAST

Shinfield Reading RG2 9AF

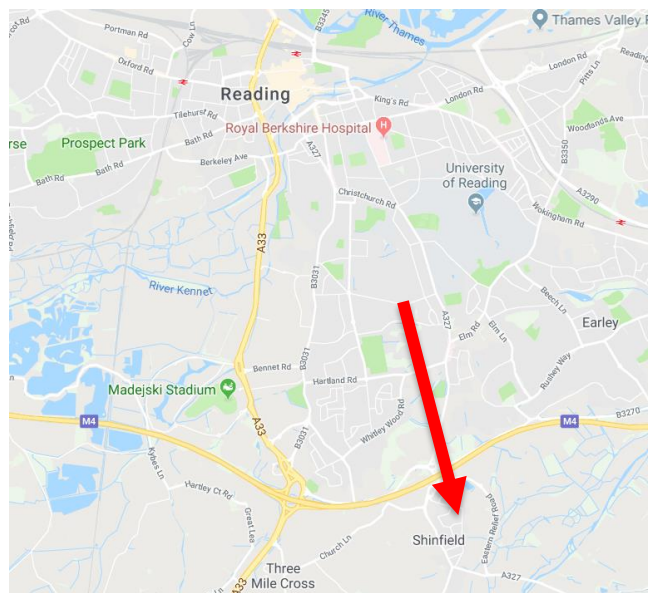
TYPE	INDUSTRIAL
TENURE	LEASEHOLD
SIZE	4,397 SQ FT (408.49 SQ M)

KEY POINTS

- > Recently refurbished
- > Extensive yard with great parking
- > Site area of 2.6 acres
- > Close proximity to M4 J11
- > Flexible lease terms available

Location

The property is situated to the south of Reading and the M4 motorway, within the outer conurbation of Shinfield. It lies approximately 1.3 miles from Junction 11, accessed via the A327 (Eastern Relief Road) and the B3270. The property also benefits from close proximity to the University of Reading's Thames Valley Science Park on South Avenue, which provides a direct link to Cutbush Lane East, located a short distance from the subject property.



Description

The Property consists of a site of 2.6 acres with a warehouse, external storage and parking. The warehouse benefits from offices, a kitchen and WCs. There is a possibility of making the land hardstanding should this be needed.

Energy Performance Asset Rating

EPC Rating – TBC

Business Rates

Rateable Value: £21,000

Accommodation

We understand the Gross Internal Areas (GIA) areas are as follows:

	sq m	sq ft
Warehouse	239.27	2,575
Office	56.63	610
External store	112.59	1,212
Total	408.49	4,397

Specification

The building benefits from the following amenities;

- Ample Car Parking
- Extensive Yard
- Site area of 2.6 acres
- 3.28 m eaves with 5.7 m rise height

Terms

The property is available on new flexible lease terms direct from the landlord.

Legal Costs / VAT

Each party to bear their own legal costs. Prices 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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