



bdt

TO LET



Unit 10 Berry Court Farm

Tadley, RG26 5AT

**Industrial/Warehouse Unit
with Ground and First floor
Offices and Storage
Mezzanine**

**2,633 sq ft
(244.61 sq m)**

- Ground and first floor offices (680 sq ft)
- Useful storage mezzanine (548 sq ft)
- Secure gated business park
- WC and Tea-Point
- 5 car parking spaces
- Electric loading door 4.3m (h) x 3.0m (w)

01256 840777

www.bdt.uk.com



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Summary

| | |
|----------------|---------------------|
| Available Size | 2,633 sq ft |
| Rent | £25,500 per annum |
| Rates Payable | £6,611.75 per annum |
| Rateable Value | £13,250 |
| EPC Rating | D (98) |

Description

The available accommodation comprises a modern/industrial warehouse unit. There is a useful ground and first floor office, together with Tea-Point and single WC.

The unit benefits from a useful mezzanine platform and electric loading door 4.3m (h) x 3.0m (w).

Location

The property is located on the north side of Bramley Road, within ½ mile of the junction with the A340 Aldermaston Road. There is also easy access through Bramley to the A33 Reading to Basingstoke Road. The property provides good access to Aldermaston, Tadley, Basingstoke/M3 and Reading/M4.

Accommodation

The accommodation comprises the following areas:

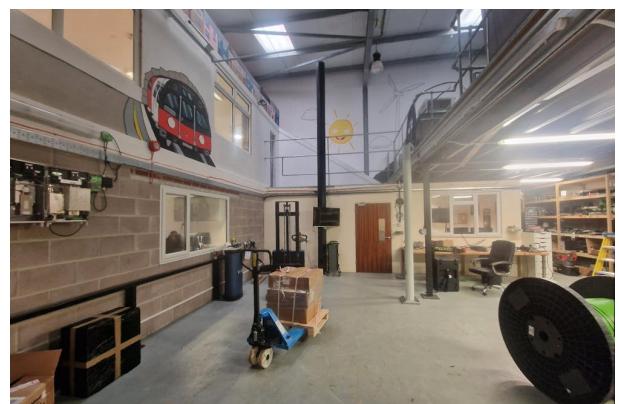
| Name | sq ft | sq m | Availability |
|---|--------------|---------------|--------------|
| Ground - First Floor - Office/Warehouse | 650 | 60.39 | Available |
| Unit - Warehouse | 1,435 | 133.32 | Available |
| Mezzanine - Platform | 548 | 50.91 | Available |
| Total | 2,633 | 244.62 | |

Terms

A new full repairing and insuring lease for a term to be agreed contracted outside of the Landlord & Tenant Act 1954 part II (as amended).

Viewings

Strictly by appointment via the sole agents.



Viewing & Further Information



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