



Unit 2, Hyperion Way, Basingstoke Road, Reading, RG2 0HG

Unit 2 is under refurbishment and is located on the popular trade estate at Hyperion Way, Reading. Adjacent to Howdens.

Summary

Tenure	To Let
Available Size	6,874 sq ft / 638.62 sq m
Rent	Rent on application
Service Charge	£6,921.25 per annum
Business Rates	To be reassessed
EPC Rating	B

Key Points

- UNDER REFURBISHMENT - DUE TO COMPLETE SEPTEMBER 2026
- 1 level loading door
- Ground and first floor offices
- Target EPC B post refurbishment
- 5.38m clear internal height
- Three phase power
- Excellent car parking provision
- Other occupiers include Howdens, F1 Auto Centre, City Plumbing and Screwfix

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DESCRIPTION

Unit 2 is due to undergo refurbishment. The unit benefits from 5.38m clear internal height, 1 level loading door, dedicated loading area and a generous car parking provision. The unit also has ground and 1st floor office accommodation.

Unit 2 is located on the prominent Hyperion Way Trade Estate in Reading. Neighbouring occupiers include Howdens, GXO, Screwfix, City Plumbing Supplies, ABL One Touch and Health Xchange.

LOCATION

Located just 0.5 miles away from the A33, Hyperion Way provides fast access to Junction 11 of the M4 motorway in just 9 minutes. Reading town centre is approximately 2 miles to the north.

The property is situated on the corner of Basingstoke Road to the east and Rose Kiln Lane to the south, in the north of the well established prime industrial J11 M4 location.

From the M4, occupiers can easily access central London and the South West of the UK.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - Offices	598	55.56	Available
Ground - Offices	382	35.49	Available
Ground - Warehouse	5,894	547.57	Available
Total	6,874	638.62	

VIEWINGS

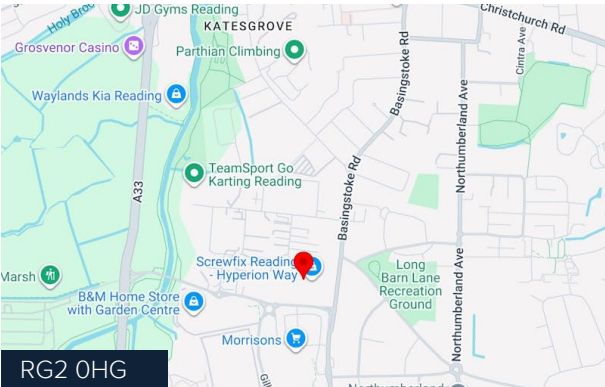
For viewings and further information, please contact the sole agents, Hollis Hockley.

TERMS

Available on a new FRI lease for a term to be agreed. Rent available upon application.

AML

To comply with Anti Money Laundering regulations, Hollis Hockley undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.



Viewing & Further Information

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