



## Newly Built Industrial Units, South of Reading

### Unit 10 (Sections A, B & C)

Thurley Farm Business Units, Pump Lane,  
Reading, RG7 1LL

Industrial

**TO LET**

**826 to 2,631 sq ft**

(76.74 to 244.43 sq m)

- Brand New Industrial Units on Established, Rural Business Site
- Located close to Junction 11 of M4 & Hook/Basingstoke Junctions on M3
- Electric Roller Shutter Doors
- 3 Phase Electricity, Electrical & Water Supply
- Security Gates & CCTV on Site
- Units can be taken individually, combined or as a whole

# Unit 10 (Sections A, B & C), Thurley Farm Business Units, Pump Lane, Reading, RG7 1LL

## Summary

<b>Available Size</b>	826 to 2,631 sq ft
<b>Rent</b>	£17.50 per sq ft
<b>Business Rates</b>	To be rated on first occupation
<b>Service Charge</b>	£1.04 per sq ft Subject to Annual Variances
<b>EPC Rating</b>	Upon enquiry

## Description

This newly constructed 'shell' warehouse can be divided into 3 Separate units or can be taken as 2 Combined or the Whole Space taken as 1 unit. There are 3 Electric Roller Shutter Doors with a Width of 4.8m and Height of 4.1m. The units have an Apex Height (front) of 4.78m and Eaves (rear) of 4.08m. 3 Phase Electrical and Water supply offer the option for the installation of tenant facilities for each unit. There is generous parking with hard core surfacing to the front of the units. The site also benefits from communal WCs, Security Gates & CCTV

Please note these units are NOT suitable for Vehicle MOT/Serviceing or Gym Use.

## Location

The property is very well located just a few minutes drive south of Reading and Junction 11 on the M4 which then provides excellent access to the motorway networks for London, Heathrow and the South West. The A33 dual carriageway also provides good access southwards to the M3 at Hook or Basingstoke.

## Accommodation

Name	sq ft	sq m	Rent	Service charge
Unit - Unit A	826	76.74	£14,455 /annum	£859 /annum
Unit - Unit B	901	83.71	£15,768 /annum	£937 /annum
Unit - Unit C	904	83.98	£15,820 /annum	£940 /annum
<b>Total</b>	<b>2,631</b>	<b>244.43</b>		

## Viewings

By prior appointment via the agent.

## Terms

Available on a new lease, for a term to be agreed. The lease will be direct with the Landlord.

## Business Rates

The tenant will be responsible for paying Business Rates directly to the Local Authority.

## Legal Fees

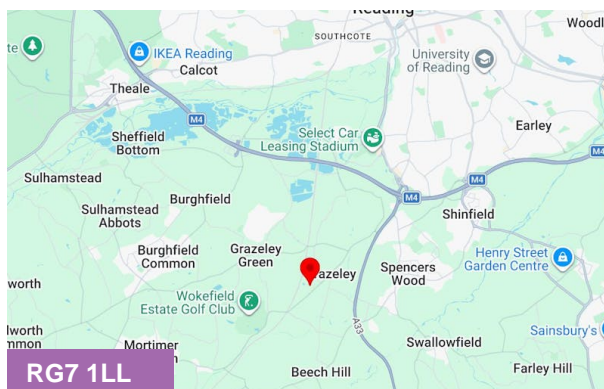
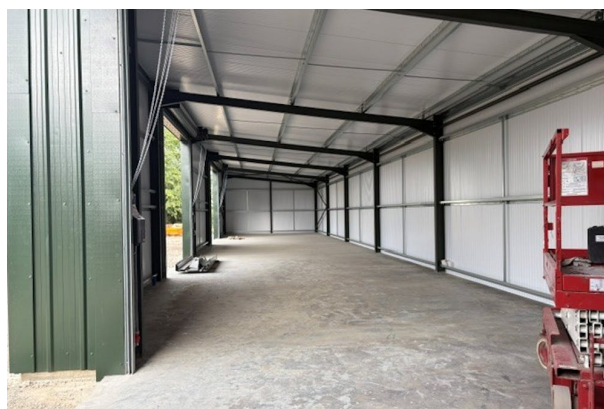
Each party will be responsible for their own Legal Costs.

## VAT

All figures are quoted exclusive of VAT which will be payable.

## EPC

Awaiting inspection.



## Viewing & Further Information



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