



**INDUSTRIAL / OFFICE / INDUSTRIAL / WAREHOUSE TO LET**

## **7-9 CREMYLL ROAD**

Reading, RG1 8NQ

A two-storey building offering flexible office/industrial accomr  
totalling 9,797 sq ft, with a yard and ample parking.

**9,797 SQ FT (910.17 SQ M)**

**CAMPBELL  
GORDON.**

# Summary

<b>Available Size</b>	9,797 sq ft
<b>Rent</b>	Rent on application
<b>Rates Payable</b>	£3.72 per sq ft estimated for year ending 31 March 2027. However, applicants must rely on their own enquiries with the rating authority.
<b>Rateable Value</b>	£76,000
<b>Service Charge</b>	N/A
<b>Legal Fees</b>	Each party to bear their own costs
<b>Estate Charge</b>	N/A
<b>EPC Rating</b>	D (87)

# Description

7-9 Cremyll Rd provides a unique opportunity for an occupier, with 55+ parking spaces (current configuration) in central Reading.

Previously used as office space, the building has the ability to accommodate a range of uses, including industrial.

The current fit-out includes kitchenettes and toilets on both floors, as well as various meeting rooms and offices centred around a large, ground floor, bull pen office suite.

# Location

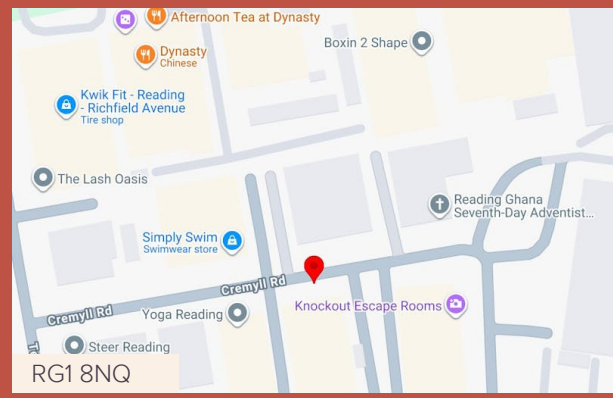
The property is situated on Richfield Industrial Estate, accessed from Richfield Avenue via Tessa Road to the north-west of Reading town centre. The nearby A33 provides access to Junction 11 of the M4 motorway.

Reading station is under a mile from the property, from there rapid train connections to London are available in just 23 minutes, with the Elizabeth line providing services into the City and beyond.

# Accommodation

The accommodation comprises the following areas:

Floor/Unit	Building Type	sq ft	sq m	Tenure	Fitout Concept
Ground	Office	8,662	804.73	To Let	CAT B
1st	Office	1,135	105.44	To Let	CAT B
<b>Total</b>		<b>9,797</b>	<b>910.17</b>		



# Viewing & Further Information



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