

# READING

Unit 6 Multipark Norcot,  
RG30 6HW

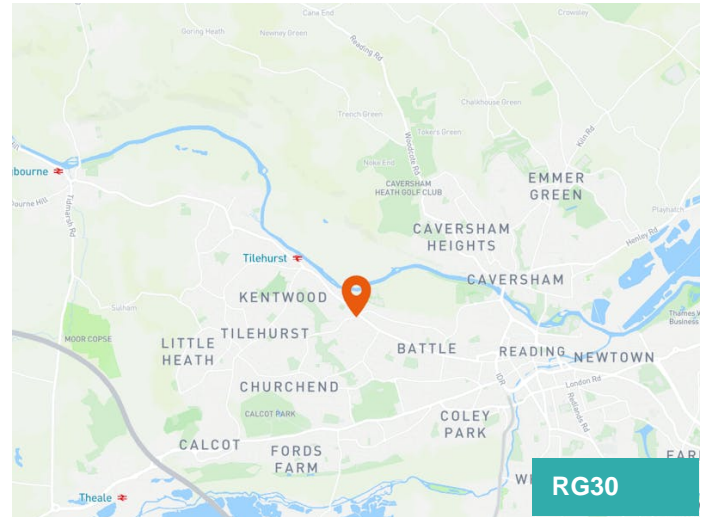


## INDUSTRIAL/LOGISTICS TO LET

**8,707 SQ FT**

- Competitive Passing rent of £94,000 per annum (£10.80 psf)
- Prominent Location in established commercial district
- 2 Electric full height loading doors
- Eaves height of Approx 5m rising to 8.5m at the apex
- Superb loading/unloading area with good parking
- Fully refurbished warehouse space
- Flexible lease term
- Three Phase Power

**Refurbished Warehouse available to let on Flexible terms in  
Reading**



## Summary

<b>Available Size</b>	8,707 sq ft
<b>Rent</b>	£10.80 per sq ft
<b>Rates Payable</b>	£5.37 per sq ft
<b>Service Charge</b>	N/A
<b>Estate Charge</b>	£0.29 per sq ft (£2,500 per annum)
<b>EPC Rating</b>	C (72)

## Description

A semi-detached unit constructed around a steel portal frame with brick and part clad elevations, under a new fully insulated pitched roof. The unit has recently been refurbished.

Unit Available via assignment of the existing lease, expiring in March 2029

## Location

Norcot Road Industrial Estate comprises an estate of seven warehouse units located approximately 2 miles west of Reading's town centre. Access to the M4 motorway is via either Tilehurst to Junction 12 or south Reading via the A33 dual carriageway leading to the much-improved Junction 11.

The estate is well served by local amenities including shops and public transport.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Warehouse	7,596	705.69	Available
Ground - Office/WC's	358	33.26	Available
1st - Office	753	69.96	Available
<b>Total</b>	<b>8,707</b>	<b>808.91</b>	

## AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

## VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

## Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.



**Andrew Baillie**  
0118 909 7400  
07502 233 770  
abaillie@vailwilliams.com



**Sam Thomas**  
07775 862 913  
stthomas@vailwilliams.com

**vailwilliams.com**

Vail Williams give notice that: a. the particulars are set out as a general outline for guidance and do not constitute an offer or contract; b. all descriptions, dimensions and other details are believed to be correct, any intending purchasers, tenants parties should not rely on them as statements or representations of fact c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. Generated on 18/06/2026

