



Double Roller Shutter Door Industrial Unit, Near Reading

Unit 8

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

Industrial
TO LET

1,712 sq ft
(159.05 sq m)

- Recently Constructed Industrial Unit on Established, Rural Business Site
- Located close to Reading Junction 11 of M4 & Hook/Basingstoke Junctions on M3
- 3 Phase Electricity, Lighting & Water Supply
- 2 Roller Shutter Doors & Side Pedestrian Access
- Security Gates & CCTV on Site

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Summary

Available Size	1,712 sq ft
Rent	£29,960 per annum
Rates Payable	£10,104.75 per annum Please check with the Local Authority
Rateable Value	£20,250
Service Charge	£1,780 per annum Subject to Annual Variences
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry



Description

This recently constructed warehouse offers 2 Roller Shutter Doors, Lighting, Water and option for the tenant to install a kitchenette and/or WC. There is generous parking with easy loading access. The Unit benefits from 3 phase electricity, communal WCs, Security Gates & CCTV for the site.

Ideal for Storage and Light manufacturing

Please note these Units are NOT suitable for Vehicle MOT/Servicing or Gym Use.

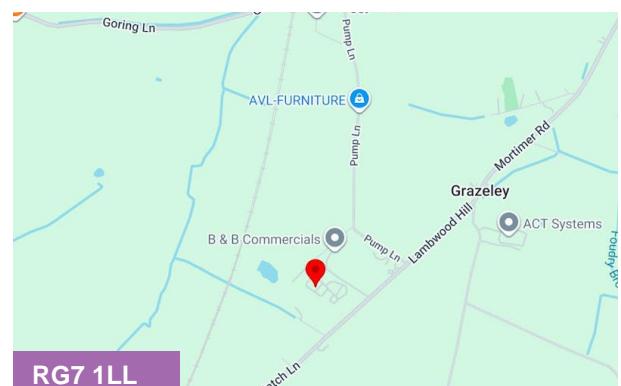
Location

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

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit	1,712	159.05



Viewings

Strictly by Appointment with The Agent Only

Terms

New FRI Lease directly with The Landlord

Viewing & Further Information



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