



Indicative image of similar unit



Unit 5, Robert Cort Industrial Estate, Britten Road, Reading, RG2 0AU

To Let

Industrial / Warehouse Unit To Let

## Unit 5, Robert Cort Industrial Estate, Britten Road, Reading, RG2 0AU

### Summary

- EPC: C (75)
- Lease: New Lease

### Further information

- [View details on our website](#)

### Contact & Viewings



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### Joint Agents



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### Description

Soon to be refurbished, modern self-contained warehouse / trade counter unit on popular estate with large loading door, first floor office and car parking.

### Location

The premises are located on Britten Road, off Elgar Road South, accessed via Basingstoke Road. Junction 11 of the M4 is approximately 1½ miles to the south providing excellent communications with London, Heathrow Airport and the national motorway network.

### Accommodation

Description	sq ft	sq m
Ground Floor Industrial / Warehouse	2,078	193.05
Ground Floor Office / WC	500	46.45
First Floor Office	500	46.45
<b>Total</b>	<b>3,078</b>	<b>285.95</b>



### Specifications

- Popular estate
- Large loading door (3.6mW x 4.7mH)
- Min height 5.4m
- 3-Phase power supply
- Painted concrete floor
- Good natural light
- Offices with LED lighting
- \*\*NOT Suitable for Motor Trade\*\*

### Terms

New Internal repairing & insuring lease for a term to be agreed & contracted outside Landlord and Tenant Act.

There is a maintenance charge for the upkeep of the roofs and common areas of the estate.

A rent deposit is required from all tenants.

### Legal Costs / VAT

Each party to bear their own legal costs.

Prices are quoted exclusive of VAT.

### Business Rates

The Rateable Value for the property is £40,500.