

FOR SALE/TO LET
WAREHOUSE/INDUSTRIAL UNIT
APPROX. 10,800 SQ.FT.
Including COVERED LOADING BAY



UNIT 4 CHANCERYGATE BUSINESS CENTRE
CRADOCK ROAD
READING RG2 0AH

LOCATION

The property is prominently located adjoining the entrance road to Makro approximately 1 mile south of Reading town centre. There is excellent access onto Jct 11 of the M4 Motorway which is approximately 5 minutes drive from the building.

DESCRIPTION

The property is an end of terrace unit with excellent eaves height of 9.23m and fully fitted first floor offices and providing the following accommodation:

Warehouse:	8193 sq ft	761.13 sq ft
Office:	2178 sq ft	202.33 sq m
Covered Loading:	429 sq ft	39.85sq m
Total:	10800sq ft	1003.31 sq m



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AMENITIES

Warehouse

- Minimum eaves height 9.23m rising to 10.726m at the centre of the pitch
- Concrete floors
- Electrically operated full height loading door which is 4.06m wide x 4.541m high
- Kitchen areas
- Toilet/shower room
- 3-phase power supply

Offices

- Suspended ceilings with recessed lighting
- Carpeting
- Kitchen area
- Good natural light

TERMS

The property is available on the basis of a new full repairing and insuring lease for a term to be agreed. Alternatively the freehold could be available .

RENT :£9 per sq ft

PRICE: Offers in the region of £1.65 million pounds.

RATEABLE VALUE : £76000

CURRENT RATES PAYABLE -50.4P IN THE POUND

VAT: All prices quoted are exclusive of VAT where applicable

LEGAL COSTS: Each party is bear their own legal costs in this matter.

VIEWING

Strictly by appointment through the sole agent Parkinson Holt -Shaun Walters DL 0118 9023933/
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