

**TO LET**  
**MODERN WAREHOUSE / INDUSTRIAL UNIT**  
**TO BE COMPREHENSIVELY REFURBISHED**  
**17,402 SQ.FT. (APPROX GROSS INT)**



**3 DARWIN CLOSE READING RG2 0TB**

**LOCATION**

The property is in the preferred location for the majority of warehouse/industrial occupiers being South of the town and offering excellent access onto junction 11 of the M4 via the A33 dual carriageway. The immediate surrounding area has undergone considerable development over the last couple of years including a new Hilton Hotel, Private Hospital, large Data Centre and Southside a new residential estate.

**DESCRIPTION**

The property comprises a detached warehouse industrial building constructed around a steel portal frame, brick and part profile clad elevations under a pitched insulated roof.

**ACCOMMODATION**

	<b>SQ FT</b>	<b>SQM</b>
Ground Floor Offices/light assembly area	2,840	264
First floor offices	2,885	268
Warehouse/Industrial	11,677	1,085
<b>TOTAL (gia)</b>	<b>17,402</b>	<b>1,617</b>

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## **SCHEDULE OF WORKS**

The building is about to undergo a comprehensive refurbishment which will include the following works:

- New roof to warehouse and offices
- New external cladding
- New windows
- New electrically operated loading door
- New sealant to the warehouse floor
- Complete refurbishment to the office to include suspended ceilings, carpets, lighting, and three compartment perimeter trunking, new kitchens, new WC's.

A detailed list of the works is available upon application.

## **EXISTING FEATURES**

- Minimum eaves 5.2m. Maximum to center of pitch 6.75 m
- The site area is approximately 0.71 Acres providing excellent parking for approximately 30 vehicles along with loading/unloading.

## **TERMS**

### **Availability**

The works are scheduled to commence April the 1<sup>st</sup> with the building available for occupation September 2019.

### **RATES:**

As per the VOA Website: Rateable Value: £99,000. Rates Payable: £48,807

### **LEGAL COSTS**

Each party to bear their own legal costs in this matter.

### **VAT**

All prices quoted are exclusive of VAT in this matter.

### **EPC**

Energy Performance Asset Rating - F131- but will change after completion of the building works.

## **VIEWING & FURTHER INFORMATION**

Please contact the sole agents:

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