

## FOR SALE OR TO LET

### MODERN WAREHOUSE / INDUSTRIAL / TRADE COUNTER UNIT 5,445 SQ.FT.



### UNIT 1, iO TRADE CENTRE DEACON WAY, READING RG30 6AZ

#### LOCATION

The property forms part of an established estate approximately 2 miles west of Reading town centre with vehicular access via Deacon Way. There is good access to both junctions 12 and 11 of the M4, the latter via Reading town centre and the A33 dual carriage way link. Local occupiers in the area include Waitrose, Tool Station, Plumb Centre etc.

#### DESCRIPTION

The development comprises 10 modern units constructed around a steel portal frame with profile steel metal cladding under a pitched roof with translucent roof panels.



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## FLOOR AREAS UNIT 1<sup>(GIA)</sup>

	SQ FT	SQM
Ground floor comprising warehouse/industrial/trade counter with reception R&D area and WC's	4050	376
First floor offices.	1395	129
<b>TOTAL</b>	<b>5445</b>	<b>505</b>

## FEATURES

### Warehouse/Industrial/trade counter

- Minimum eaves 6m rising to 8m at center of pitch
- Sodium lighting
- Electrically operated loading door 6m H x 4m W
- 3 Phase power
- Gas blower
- Kitchen
- WC's

### Offices

- Suspended ceilings with recessed lighting
- Perimeter trunking
- A/C cassettes
- Carpets

### External

- Approx. 9 car parking spaces plus loading and unloading area

**SECURITY** - The Estate benefits from a secure gated entrance and excellent signage.

## TERMS

The property is available freehold. Terms upon application. Alternatively available on a new FRI lease on a commencing rental of £65,000 pax.

## RATES:

As per the VOA Website: Rateable Value: £43,000. Rates Payable: for the year commencing April 2019 of £21,113.

## 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 - TBA.

## VIEWING & FURTHER INFORMATION

Please contact the sole agents: Derek Gilbert at Parkinson Holt.

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