

TO LET**WAREHOUSE / INDUSTRIAL UNIT 5,854 SQ FT****WITH SELF CONTAINED YARD OF APPROX 5,000 sq ft****UNITS 5 KENNET WEIR INDUSTRIAL ESTATE
ARROWHEAD ROAD
THEALE, READING RG7 4AZ****LOCATION**

Theale is located approximately 3 miles west of Reading adjoining Junction 12 of the M4. The property forms part of an established industrial estate at the eastern end of Arrowhead Road. Theale railway station and local amenities are close by.



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DESCRIPTION

The building benefits from a prominent frontage to Arrowhead Road and is constructed around a steel portal frame with predominantly brick elevations under a pitched roof.

FLOOR AREAS	Sq Ft	Sqm
Warehouse / Industrial	4,100	381
Ground Floor Offices / WC's	936	87
First Floor Offices and Kitchen	818	76
Total	5,854 (approx gross internal)	544

EXTERNAL

To the front of the building there is a concreted yard of approximately 5,000 sq ft offering excellent car parking along with loading /unloading.

FEATURES

Warehouse / Industrial

- Eaves 5.0m to underside of suspended ceiling
- Full height loading door 3.45m wide x 3.6m high
- Male & Female WC's
- 3 Phase power supply
- Sodium lighting

Offices

- Suspended ceilings in part
- Recessed and surface mounted fluorescent lighting
- Oil fired central heating
- Carpets
- Fitted kitchen
- Window blinds

TERMS

The property is available on a new lease direct from the Landlords. Rent on application.

EPC

Energy Performance Asset Rating C74. Full certificate available on application

FINANCE ACT

The terms mentioned in these particulars and in any negotiations are exclusive of VAT where payable

RATES

The VOA Government website gives the rateable value at £33,250 and at 49.7 in the £ makes rates payable of £16,525 pa.

VIEWING & FURTHER INFORMATION

Strictly through sole agents Parkinson Holt - Ref DG - tel: 0118 9023931

Email: dgilbert@parkinsonholt.com