

TO LET

**INDUSTRIAL/WAREHOUSE UNIT
APPROXIMATELY 3,727 SQ FT/ 347 SQM**

**PLUS MEZZANINE 1,759 SQ FT/ 163 SQM
AND YARD AREA**



**UNIT 4
LAMBWOOD HILL INDUSTRIAL ESTATE
GRAZELEY, READING RG7 1JN**

DESCRIPTION

The property is a light industrial/warehouse unit of portal frame construction with part brick/part upper metal clad elevations under a pitched insulated roof.

Internally the unit provides a large open-plan warehouse area with some ancillary office and other divided areas underneath a large mezzanine floor.



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LOCATION

The properties form part of a small self-contained industrial estate comprising four warehouse/industrial buildings located approximately 3 miles south-west of Jct 11 of the M4 motorway offering excellent access via the A33 Swallowfield Bypass.

DIRECTIONS

Proceed south from Jct 11 on the A33 dual carriageway and after approx. 1.5 miles turn right signposted Grazeley. Continue for approximately 2 miles and the Estate is on the right hand side.

FLOOR AREAS

	Sq Ft	
Unit 4		
Warehouse/office/WC	3,727	(Gross internal)
Mezzanine	1,759	

AMENITIES

- Eaves height 5.1m rising to 5.5m
- Full height loading doors
- On-site parking
- Male & female wc's

LEASE

A new FRI lease is to be made available for a term to be agreed.

RENT

£35,000 per annum exclusive

VAT

All prices quoted are exclusive of VAT where applicable.

RATEABLE VALUE: £19,500 as indicated on the VOA Website. Interested parties should make their own enquiries.

SERVICE CHARGE

A service charge will be payable to cover the cost of the maintenance of the external areas.

LEGAL COSTS

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

VIEWING

Strictly by appointment through the sole agents - Shaun Walters 01189 023933 or 07764 230561 - swalters@parkinsonholt.com