

PRELIMINARY DETAILS

TO LET
MODERN WAREHOUSE
5,816 SQ FT

WITH YARD



UNIT 3 LITTLE JOHNS LANE

READING RG30 1RA

LOCATION

The property is located off Portman Road approximately 1.5 miles north west of Reading town centre on an established industrial estate. Access to the M4 is via the A33 dual carriageway leading to J 11 or via Tilehurst to J 12.

DESCRIPTION

A modern unit constructed around a steel portal frame with brick and part profile clad elevations under a fully insulate roof.



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FLOOR AREAS UNIT 1(GIA)

	SQ FT	SQM
Ground floor office / WC's	709	66
First floor offices	709	66
Warehouse/industrial	4,398	408
TOTAL	5,816	540
Mezzanine floor	2,874	267

FEATURES

Warehouse/Industrial

- Minimum eaves 5.5m rising to 7.5m at center of pitch
- LED lighting
- Electrically operated loading door 5m H x 4m W
- 3 Phase power
- Gas blower
- Sealed floor
- Kitchen
- WC's

Offices

- Suspended ceilings with recessed lighting
- Perimeter trunking
- Gas fired central heating
- Carpets

External

- 12 car parking spaces plus loading and unloading area

TERMS

The unit is available on a new lease at £53,800 pax (£9.25 per sq. ft)

RATES

The Government VOA web site gives a RV of £40,300 making rates payable of £19,787

EPC Rating D78

FINANCE ACT

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

FURTHER INFORMATION

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