

PRELIMINARY DETAILS

TO LET

DETACHED MODERN WAREHOUSE

16,722 SQ FT WITH YARD 5,000 SQ FT (approx.)



UNIT 7 STERLING WAY, NORCOT ROAD IND EST

READING RG30 6HW

LOCATION

Sterling Way comprises an estate of seven reasonably modern warehouse/industrial units located approximately 2 miles west of Reading's town centre. Access to the M4 motorway is via either Tilehurst to Junction 12 or south Reading via the A33 dual carriageway leading to junction 11. The estate is well served by local amenities including shops and public transport.

DESCRIPTION

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

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FLOOR AREAS UNIT 1(GIA)

	SQ FT	SQM
Warehouse/Industrial	14,576	1,354
Ground Floor Offices	704	65
First Floor Offices	1,440	134
Total	16,722	1,553

FEATURES

Warehouse/Industrial

- ◆ 2 full height loading doors (one electrically operated) 4.5m wide x 5.0m high
- ◆ Min. eaves 5.0m rising 8.5m at centre of pitch
- ◆ Power float concrete floor
- ◆ Male and female WC's
- ◆ 3 phase power supply
- ◆ "Combat" roof mounted gas blowers
- ◆ Roof mounted Led lighting

OFFICES

- ◆ Gas fired central heating
- ◆ Carpets
- ◆ ceiling with recessed lighting
- ◆ Male and female WC's
- ◆ Kitchen

EXTERNAL

- ◆ Parking for approx. 30 vehicles plus loading and unloading
- ◆ Yard which could be made self-contained approx. 5,000 sq ft.
- ◆ Covered parking area

TERMS

The unit is available on a new lease at £8.50 per sq.ft £142,000 pax plus VAT

RATES

The Government VOA web site gives a RV of £87,000 making rates payable of £43,848

EPC Awaited

FINANCE ACT

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

FURTHER INFORMATION

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