

TO LET

WAREHOUSE / INDUSTRIAL UNIT 6,962 SQ FT WITH PROMINENT MAIN ROAD FRONTAGE



7-9 THE PORTMAN CENTRE 37 – 45 PORTMAN ROAD READING RG30 1DZ

LOCATION

The property benefits from a prominent frontage to Portman Road and is located on an established industrial estate just west of Reading town centre. Junction 11 of the M4 is approximately 3 miles to the south with access via the A33 dual carriageway.

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 (GIA)

	SQ FT	SQM
Warehouse / Industrial	5,455	507
Reception, offices, and kitchen	1,507	140
TOTAL	6,962	647

EXTERNAL

Vehicular access is from Loverock Road leading to approximately 6/7 car parking spaces plus loading and unloading in front of two full height doors.

FEATURES

Warehouse/Industrial

- Two roller shutter doors 3.5m wide x 3.4m high
- Eaves height 4.3m.
- Power float concrete floor
- 3 Phase power
- Lighting
- Male WC's

Offices / Showroom

- Kitchen canteen.
- Carpets
- Perimeter trunking
- Wall mounted convector heaters
- Window blinds
- Suspended ceiling with recessed lighting in the reception area
- Male and female WC's

TERMS

The building is available on a new FRI lease at a commencing rental of £66,000 pax.

RATES

The Government VOA web site gives a RV of £38,500 making rates payable of £19,211 for the current year.

EPC Rating 88D

FINANCE ACT

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

FURTHER INFORMATION

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