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PARKINSON
HOLT

TO LET
INDUSTRIAL/WAREHOUSE UNIT
APPROXIMATELY 6993 sq ft (649 sqm)



UNIT 3
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 toilets and kitchen.



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LOCATION

The property forms 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 3	
Warehouse/office/WC	5952 (Gross internal)
First floor offices	1041
Total	6993

AMENITIES

- Eaves height 5.2m rising to 5.88m
- Two full height loading doors
- On-site parking
- Male & female wc's

LEASE

A new full repairing and insuring lease is to be made available for a term to be agreed.

RENT

£52,000 per annum exclusive

VAT

VAT is payable on the rent.

RATEABLE VALUE: £32,000 as indicated on the VOA Website. Interested parties should make their own enquiries.

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