

Units 1 & 2 Link 33, Smallmead, Reading



Acting on behalf of L & C Properties Ltd, Parkinson Holt have sold Unit 1 and let Unit 2 at Link 33.

Unit 1 comprised a refurbished detached warehouse/industrial building of 23,038 sq ft on a self-contained site with good yardage. The property was sold freehold to Vinyl Graphics Ltd at £1.9m (One million nine hundred thousand).

Unit 2 comprised a modern refurbished detached warehouse/industrial unit of 30,279 sq ft on a self-contained site with gated yardage. The building was let on a new 15 year FRI lease incorporating an upward-only rent review at the expiration of the 5th and 10th years. A rent of £227,100 pax was agreed, the lease incorporating an option to purchase in the first 2 years. The property is being used as a data centre with the substantial power source being routed from the A33.