



TO LET

Industrial/Warehouse Unit

4,031 sq.ft (374.49 sq.m)

- Great clear height of 6.3m (eaves) rising to 7.4m (apex)
- Full height large electric roller shutter door
- 8 parking spaces + Loading Bay

Base 329, Woodley, Reading, RG5 4AZ

LCP

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www.lcpproperties.co.uk

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Areas (Approx. Gross Internal)

Ground Warehouse	3,583 sq.ft	(332.87 sq.m)
1st Floor Office floors	448 sq.ft	(41.62 sq.m)
Total	4,031 sq.ft	(374.49 sq.m)

Description:

An end of terrace modern warehouse unit. The warehouse benefits from a full height electric roller shutter, reinforced power float concrete floor with a floor loading of 30KN per sq.m, high bay lighting and roof lights, 3 phase power and a clear height of 6.3m at the eaves rising to 7.4m at the apex.

The first floor offices are modern, open plan and benefit from a raised floor with power/data boxes, carpeting, suspended ceilings.

Rent

£52,403 per annum

Business Rates

- The tenant will be responsible for the payment of business rates
- The current rateable value is £47,750
- Interested parties should make their own enquiries with the Local Authority

Service Charge

- A service charge will be levied for the provision of security service and maintenance of the estate, landscaping and common areas.
- The service charge for 23/24 is equivalent to £0.44 psf

Insurance

The Landlord will insure the premises the premiums to be recovered from the tenant.

Energy Performance

EPC Rating C (69)

Planning

The property is considered suitable for E (g) (Light Industrial), B2 (General Industrial) or B8 (Warehousing) use. All interested parties are to make their own specific enquiries directly with the Local Planning Authority as to their intended use.

Legal and Surveyor Costs

Each party will be responsible for their own legal and surveyors costs incurred with the proposed transaction.



Location - RG5 4AZ

The estate is situated in the main commercial area of Woodley. The estate is modern and spacious with a range of logistics, trade and other types of occupiers. There is great motorway access with the A329M being just 1.5 miles drive which provides access onto the M4 (Jnc 10) and the A4. The top of Woodley town centre is approx. 10 mins walk which provides an array of amenities.



Viewing

Strictly via prior appointment with the appointed agents

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