



**M** Multipark NORCOT

**TO LET** Industrial/Warehouse Unit  
8,707 sq.ft (808.9 sq.m)

Unit 6, Norcot Industrial Estate, Sterling Way, Reading, Berkshire, RG30 6HW

- Excellent loading/unloading area with parking
- 2 large loading doors

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# Unit 6, Norcot Industrial Estate, Sterling Way, Reading, Berkshire, RG30 6HW



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### Accommodation (Approx. Gross Internal)

GF Industrial / Warehouse	7,155 sq.ft	(664.7 sq.m)
GF Office / Kitchen / WCs	765 sq.ft	(71.1 sq.m)
FF Office	787 sq.ft	(73.1 sq.m)
<b>Total</b>	<b>8,707 sq.ft</b>	<b>(808.9 sq.m)</b>

### Description:

A semi-detached unit constructed around a steel portal frame with brick and part clad elevations, under a new fully insulated pitched roof.

- New Roof has been installed
- 2 electric, full height loading doors 4.5m wide x 5.0m high
- Minimum eaves approx. 5.0m rising 8.5m at centre of pitch with clear span
- Power float concrete floor
- 3 phase power supply and gas supply
- LED lighting
- Offices have heating, carpets, suspended ceilings, recessed lighting and kitchen.
- 6 car parking spaces plus excellent loading

### Rent POA

### Business Rates

Rateable Value £69,000.  
Reading Borough Council.

### Service Charge

A service charge will be levied for the maintenance of common areas. £2,500 per annum.

### Insurance

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

### Energy Performance

Target EPC of C-72 with aim enhance energy performance. Further information available upon request.

### Planning

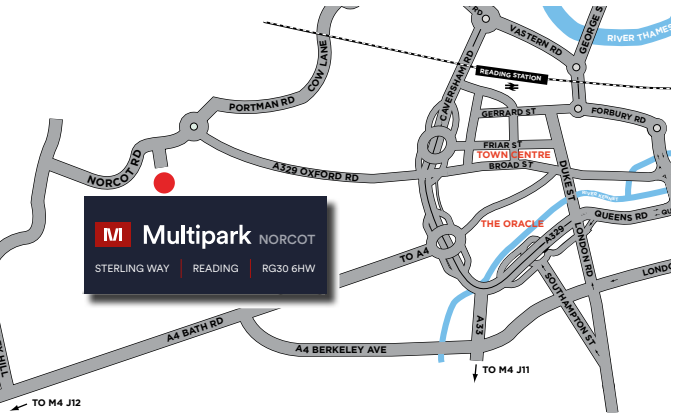
The property is considered suitable for B1 (Light Industrial), B2 (General Industrial) or B8 (Warehousing) use. All interested parties are to make their own specific enquiries directly with the Local Planning Authority as to their intended use.

### Legal and Surveyor Costs

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

### Anti-Money Laundering

to comply with Anti Money Laundering regulations, the agents undertake ID checks for all successful tenants where legislation requires us to do so



### Location - RG30 6HW

Norcot Road Industrial Estate comprises an estate of seven warehouse/industrial units located approximately 2 miles west of Reading's town centre. Access to the M4 motorway is via either Tilehurst to Jct 12 or south Reading via the A33 dual carriageway leading to the much improved Jct 11. The estate is well served by local amenities including shops and public transport.

### Viewing

Strictly via prior appointment with the appointed agent

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