

# 39/40

  
**suttons**  
**business park**  
INSPIRED LOCATION  
READING, RG6 1AZ



**Unit 39/40 To Let**  
**7,675 sq ft (713 sq m)**  
Industrial/warehouse unit  
Newly refurbished

# Light industrial/warehouse unit



## LOCATION

Suttons Business Park is a prime business location at the top of the A3290 within 3 miles of Junction 10 of the M4 providing swift access to the national motorway network. Reading Town Centre is approximately 1.5 miles to the west.

## AVAILABILITY

Units	SQ FT	SQ M
39	3,835	356.27
40	3,840	356.75
<b>Total</b>	<b>7,675</b>	<b>713</b>

Sizes shown are GIA

## AMENITIES

- Ability to combine two units or rent individually
- 2 roller shutter doors
- 2 open side yards which could offer a 'goods in, goods out' set up
- 14 parking spaces
- Male and female WCs
- 24 hour on site security

## TERMS

The units are available individually or combined by way of a new full repairing and insuring lease, subject to 5-yearly upward only rent reviews. Rent upon application.

## RATES

The current rateable value for each unit is:

39 Suttons Business Park - £29,250

40 Suttons Business Park - £32,000

Please note this is not the Rates Payable, interested parties are to satisfy themselves of their possible rates obligations.

## SERVICE CHARGE & VAT

A contribution to the Park's annual service charge budget and VAT are both payable. Details of which are available upon request.

## CONNECTIVITY

7 telecommunication bandwidth providers have existing network infrastructure serving the Park. Further details upon application.

## EPC

The units are undergoing refurbishment and their Energy Performance Rating will be confirmed once works have completed. The Landlord is targeting an EPC rating of B and above.



SAT NAV: RG6 1AZ

[www.suttonsbusinesspark.co.uk](http://www.suttonsbusinesspark.co.uk)

## FURTHER INFORMATION

For further information or to arrange a viewing please contact the sole agent.



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