



## UNIT 6 ROBERT CORT IND EST

Britten Road Reading Berkshire RG2 0AU

<b>TYPE</b>	<b>INDUSTRIAL / WAREHOUSE</b>
<b>TENURE</b>	<b>LEASEHOLD</b>
<b>SIZE</b>	<b>3,100 SQ FT</b> (288 SQ M)

### KEY POINTS

- > Refurbished
- > Large loading door
- > Offices with LED lighting
- > Short distance from Reading Town Centre and Junction 11 of M4 via A33
- > Major occupiers nearby including GSF Car Parts, Medlock Electrical and Makro

## Location

The premises are located on Britten Road, off Elgar Road South, accessed via Basingstoke Road. Junction 11 of the M4 is approximately 1½ miles to the south providing excellent communications with London, Heathrow Airport and the national motorway network.

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## Description

Refurbished self-contained industrial / warehouse and trade counter unit on popular estate with large loading door, first floor office and car parking.

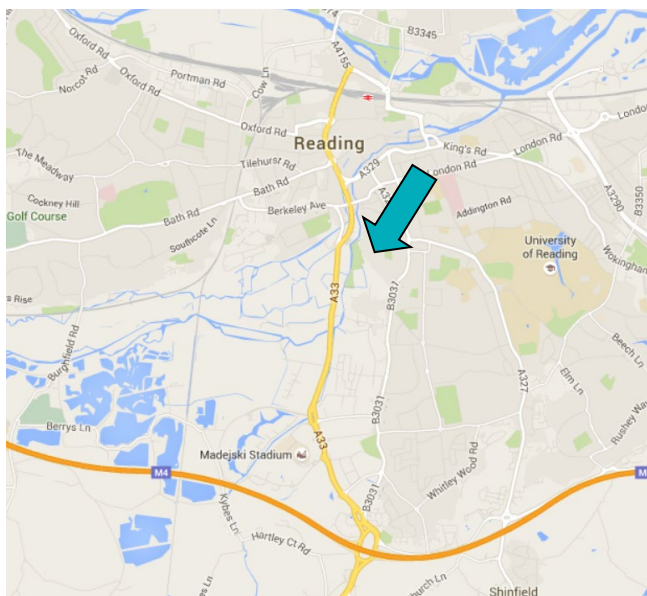
## Specification

- Refurbished
- Popular estate
- Large loading door (3.6mW x 4.7mH)
- Min height 5.4m
- 3-Phase power supply
- Painted concrete floor
- Good natural light
- Offices with LED lighting
- \*\*NOT Suitable for Motor Trade\*\*
- \*\*Interior photos are of a similar unit\*\*

## Accommodation

We understand the gross Internal Area (GIA) is as follows:

Floor	sq ft	sq m
GF Industrial / warehouse	2,100	195.09
GF Office / WC	500	46.45
FF Office	500	46.45
<b>Total</b>	<b>3,100</b>	<b>287.99</b>



## Energy Performance Asset Rating

EPC Rating: C:68

## Terms

New fully repairing & insuring lease for a term to be agreed and contracted outside the Landlord and Tenant Act.

A rent deposit is required from all tenants.

## Legal Costs / VAT

Each party to bear their own legal costs. Prices are quoted exclusive of VAT.

## Business Rates (2023/2024)

The Rateable Value for the property is £28,250.

## Viewing & Further Information

Please contact the sole agents for further information or an appointment to view.



Alec White

0118 921 1514  
alecwhite@haslams.co.uk



Tom Holwell

0118 921 1533  
tomholwell@haslams.co.uk

