



UNIT C5 READING SMALL BUSINESS CTR

Weldale Street Reading Berkshire RG1 7BX

TYPE	INDUSTRIAL / WAREHOUSE
TENURE	LEASEHOLD
SIZE	1,033 SQ FT plus 270 sqft mezzanine floor (96.02 SQ M plus 25.08 SQ M mezzanine)

KEY POINTS

- > Rarely available
- > Self-contained
- > On-site parking
- > Town centre location

Location

The premises are situated within a scheme of purpose built industrial/warehouse units, known as Reading Small Business Centre, located off Weldale Street, which is accessed from the Inner Distribution Road (IDR) offering direct access via the A33 to Junction 11 of the M4, being within 5 miles distance.

Reading Crossrail train station provides frequent services to London and the West Country.

what3words: ///abode.lime.react

Description

The premises comprise an end terrace industrial / warehouse unit of traditional steel portal frame construction with part brick, part steel profiled clad elevations under a pitched, insulated roof, incorporating translucent roof panels.

The industrial / warehouse area is accessed via an up and over loading door, has a minimum eaves height of 4.5m, lighting, concrete floor and a 3-phase power.

The integral offices can be accessed via a separate pedestrian entrance, the ground floor having two WC's, with the first floor being an open plan office.

Externally, the premises benefit from parking and a shared area suitable for loading and unloading.

Amenities

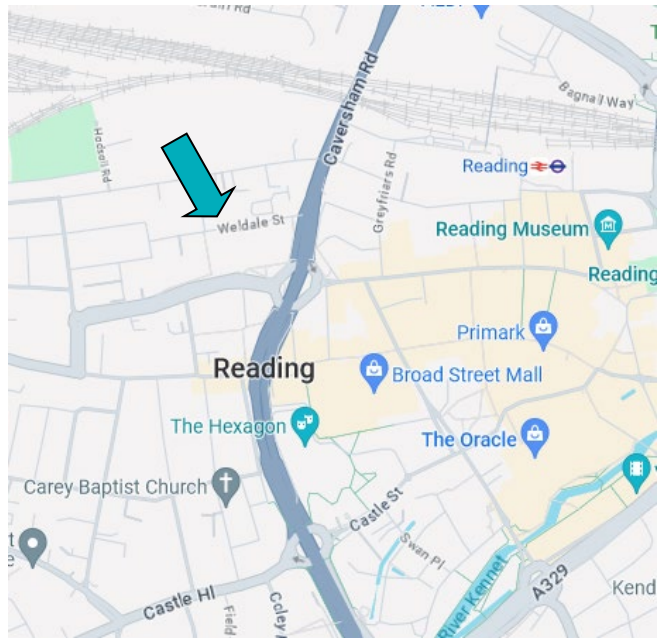
- Large loading door
- Minimum eaves height 4.5m
- 3-Phase power supply
- Mezzanine floor
- Security grills
- uPVC office window
- Lighting
- Onsite parking

Energy Performance Asset Rating

EPC Rating: TBC

Rateable Value 2023/24

£12,250



Terms

A new Full Repairing and Insuring lease for a term to be agreed and contracted outside the L&T Act.

Rent upon application.

Accommodation

Gross Internal Areas (GIA) as follows;

Floor	sq ft	sq m
Industrial / Warehouse	867	80.57
1 st Floor Office	166	15.45
Total	1,033	96.02
Mezzanine Floor	270	25.08

Legal Costs

Each party to bear their own legal costs.

Anti-Money Laundering Regulations

To comply with Anti Money Laundering regulations, Haslams Surveyors LLP undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Viewing & Further Information

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



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