



## Newly Built Industrial Units, South of Reading

### New Unit

Thurley Farm Business Units, Pump Lane,  
Reading, RG7 1LL

Industrial

**TO LET**

**856 sq ft**

(79.53 sq m)

- Brand New Industrial Unit on Established, Rural Business Site
- Located close to Junction 11 of M4 & Hook/Basingstoke Junctions on M3
- Electric Roller Shutter Door
- 3 Phase Electricity, LED Lighting, Water Supply
- Security Gates & CCTV on Site

# New Unit, Thurley Farm Business Units, Pump Lane, Reading, RG7 1LL

## Summary

<b>Available Size</b>	856 sq ft
<b>Rent</b>	£15,000.00 per annum
<b>Business Rates</b>	To be rated on first occupation.
<b>Service Charge</b>	£890 per annum
<b>EPC Rating</b>	EPC exempt - Currently being constructed or undergoing major refurbishment

## Description

This newly constructed warehouse has been divided into 2 separate units. They offer Electric Roller Shutter Doors, LED Lighting, Water and option for the tenant to install a kitchenette and/or WC. There is generous parking with easy loading access. The Units benefit from 3 phase electricity, communal WCs, Security Gates & CCTV for the site

These Units are NOT suitable for Vehicle MOT/Serviceing or Gym Use.

## Location

The property is very well located just a few minutes drive south of Reading and Junction 11 on the M4 which then provides excellent access to the motorway networks for London, Heathrow and the South West. The A33 dual carriageway also provides good access southwards to the M3 at Hook or Basingstoke.

## Accommodation

Name	sq ft	sq m	Availability
Building - New Unit A	856	79.53	Under Offer
Building - New Unit B	856	79.53	Available

## Specification

Height: 5.3m at Front to 4.6m to Rear

Width: 10.5m

Depth: 7.6m

Electric Roller Shutter Door:

Width: 4.78m

Height: 4.28m

## Viewings

By prior arrangement with the agent.

## Terms

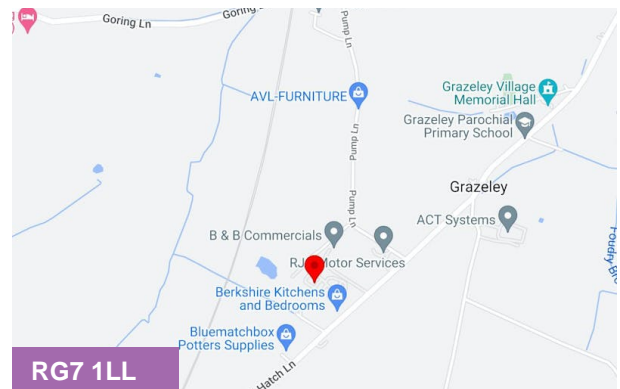
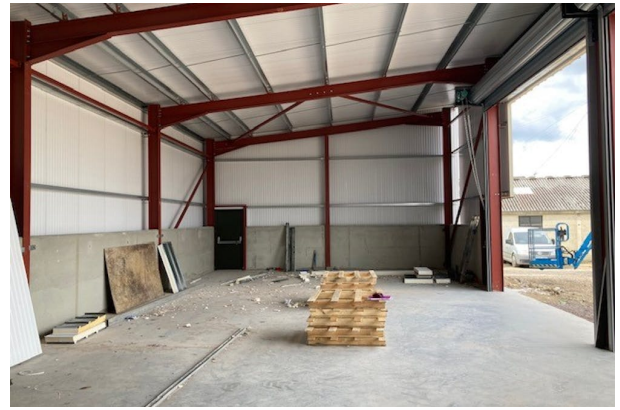
Available on a new lease, for a term to be agreed. The lease will be direct with the Landlord.

## Business Rates

Business Rates will be payable by the tenant, directly to the Local Authority.

## Legal Fees & VAT

Each party will be responsible for their own Legal Costs. All figures are quoted exclusive of VAT, which we understand is chargeable.



## Viewing & Further Information



**Helen Bewsey**

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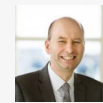
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