



HASLAM'S
CHARTERED SURVEYORS

NEW INSTRUCTION

TO LET



UNIT 1 PRESTON ROAD

Reading Berkshire RG2 0BE

TYPE	INDUSTRIAL / WAREHOUSE
TENURE	LEASEHOLD
SIZE	13,628 SQ FT + 3,875 SQ FT MEZZANINE (1,266 SQ M + 360 SQ M MEZZAINE)

KEY POINTS

- > 8.6 metre minimum eaves height
- > Ample car parking
- > Short distance from Reading Town Centre and Junction 11 of M4 via A33



Location

The premises are located on Preston 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.

Description

The property comprises of a two storey industrial unit of portal frame construction with brick and blockwork infill with an insulated, corrugated roof with roof lights.

Specification

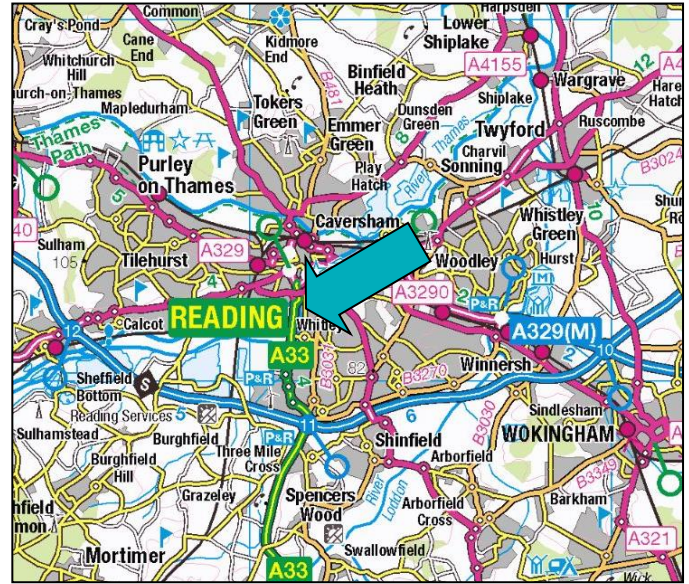
The property benefits from the following;

- 8.6 metre minimum eaves height
- 9.7 metre height at apex
- 4.8 metre minimum height of undercroft
- Ample car parking
- 2x full height electric loading doors
- 3 phase power
- New LED warehouse lighting
- Painted concrete floor
- Kitchen
- WC's

Accommodation

We understand the Gross Internal Areas (GIA) are as follows;

Floor	sq ft	sq m
Warehouse (full height)	8,554	794.7
Warehouse (undercroft)	3,764	349.7
Ground floor offices and ancillary	655	60.9
First floor offices and ancillary	655	60.9
Total	13,628	1,266.0
Mezzanine 1	1,615	150.0
Mezzanine 2	2,260	210.0



Energy Performance Asset Rating

EPC Rating: D:87

Terms

The property is available by way of sublease. Further details are available on request.

Legal Costs / VAT

Each party to bear their own legal costs.

Rents are quoted exclusive of VAT which will be charged.

Rateable Value 2023/24

£96,500

Viewing & Further Information

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



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