



HASLAM'S
CHARTERED SURVEYORS

PRELIMINARY DETAILS

TO LET

INCLUDES 86 CAR PARKING SPACES



UNIT 34

Suttons Business Park Reading RG6 1AZ

TYPE	WAREHOUSE / INDUSTRIAL
TENURE	LEASEHOLD
SIZE	46,015 SQ FT (4,275 SQ M)

KEY POINTS ✓

- > Former datacentre
- > High level of power available
- > Set within its own self contained site with fencing and secure loading / yard area
- > 9m eaves height
- > 86 car parking spaces
- > Easy access to M4 motorway Junction 10

TO BE REFURBISHED

T: 0118 921 1515 W: haslams.co.uk



Location

Suttons Business Park is a prime business location at the top of the A329M 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.

Description

The property comprises a detached unit on a self contained site within the estate and surrounded by fencing, with a secure gated yard to the rear. The unit benefits from 9m eaves height, two rear loading doors and 86 car parking spaces. The unit is about to undergo an extensive refurbishment with some flexibility on office content, hence the range of sizes available.

Accommodation

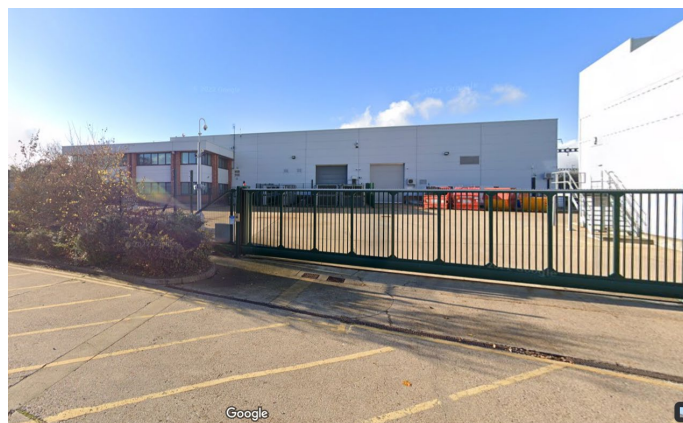
We understand the Gross Internal Areas (GIA) are as follows;

	sq m	sq ft
Ground Floor		
Reception	92	990
Reception Welfare	26	280
Warehouse Welfare	45	484
Warehouse Under Croft	355	3,606
Warehouse	3,286	35,370
First Floor		
Offices	465	5,005
First Floor Welfare	26	280
Total	4,275	46,015

Note: Sizes subject to final measurement

Connectivity

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



Specification

- 9m eaves height
- Two electric roller shutter doors
- 86 car parking spaces
- High level of power available
- Male and Female WC's
- Kitchen
- 24 hour on site park security
- Good vehicular access
- Aldi and Costa Coffee amenities on site

Terms

The unit is available by way of a new full repairing and insuring lease, subject to 5-yearly upward only rent reviews. Rent upon application.

Energy Performance Asset Rating

EPC Ratings: C:75

Legal Costs / VAT

Each party to bear their own legal costs. VAT is payable.

Viewing & Further Information

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



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