



HASLAM'S
CHARTERED SURVEYORS

INDUSTRIAL / WAREHOUSE UNIT

TO LET



UNIT A&B 34 BENNET ROAD

Reading Berkshire RG2 0QX

TYPE	INDUSTRIAL / WAREHOUSE
TENURE	LEASEHOLD
SIZE	5,403 - 11,858 sq ft (502 - 1,102 sq m)
RENT	£13.50 PER SQ FT PA

KEY POINTS

- > Prominent detached industrial / warehouse
- > Currently split into two self-contained units, available separately or combined
- > Three loading doors
- > Easy access to J11 of M4 Motorway
- > Large shared car park/yard

T: 0118 921 1515 W: [haslams.co.uk](https://www.haslams.co.uk)



Location

34 Bennet Road is prominently located opposite Land Rover / Jaguar and close to the junction with the A33 Reading Relief Road which in turn provides easy access to junction 11 of the M4 and Reading town centre.

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Description

A prominent, detached, industrial/warehouse with secure car park / yard, the building is currently split into two self-contained units, available separately or combined.

Specification

Warehouse

- Refurbished
- New roof
- Unit A - 2 loading doors (3.6H x 4.0W)
- Unit B - 1 loading door (3.6H x 4.0W)
- 3 Phase power
- 4.7m min. height
- 7.7m to apex
- Ancillary offices & WC's

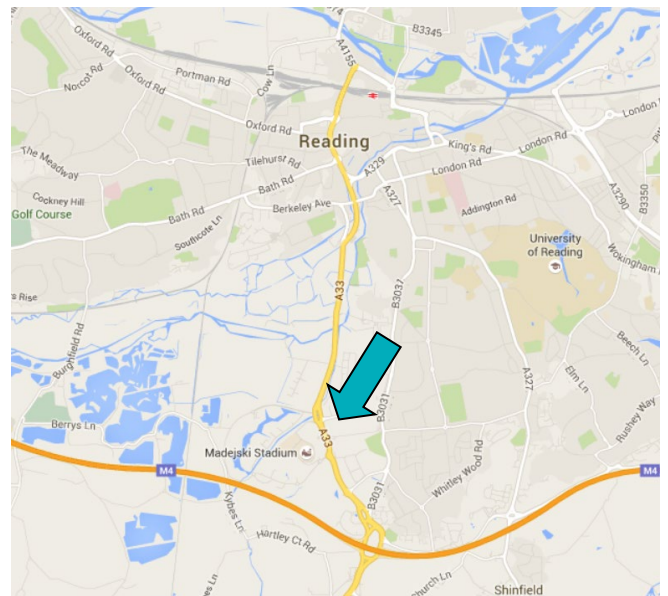
Offices

- Suspended ceiling
- LED lighting
- Electric heating
- New carpet

Accommodation

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

Floor	sq ft	sq m
Unit A - Front	5,403	501.94
Unit B - Rear	6,455	599.67
Total	11,858	1,101.61



Energy Performance Asset Rating

Unit A: EPC Rating: D (90)

Unit B: EPC Rating: C (71)

Terms

The two refurbished units are available separately or combined on new Fully Repairing and Insuring lease(s) on terms to be agreed.

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 units as follows:-
Unit A: £47,500 Unit B: £49,250

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.



Alec White

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Unit A



Unit B

