



HASLAM'S
CHARTERED SURVEYORS

INDUSRIAL / WAREHOUSE UNIT

TO LET



16 RICHFIELD AVENUE

Reading Berkshire RG1 8EQ

TYPE INDUSTRIAL / WAREHOUSE

TENURE LEASEHOLD

SIZE 19,518 SQ FT
(1,813 SQ M)

KEY POINTS

- > Prominent detached unit
- > Main road frontage
- > Excellent car parking



Location

Prominently located on Richfield Avenue, opposite Rivermead Leisure Centre, the property is within walking distance of Reading town centre and train station.

J11 of the M4 motorway is easily accessible via the A33 providing direct links to London, Heathrow Airport and the national motorway network.

what3words ///kicks.digits.focal

Description

Prominent detached, industrial / warehouse and trade counter building with main road frontage.

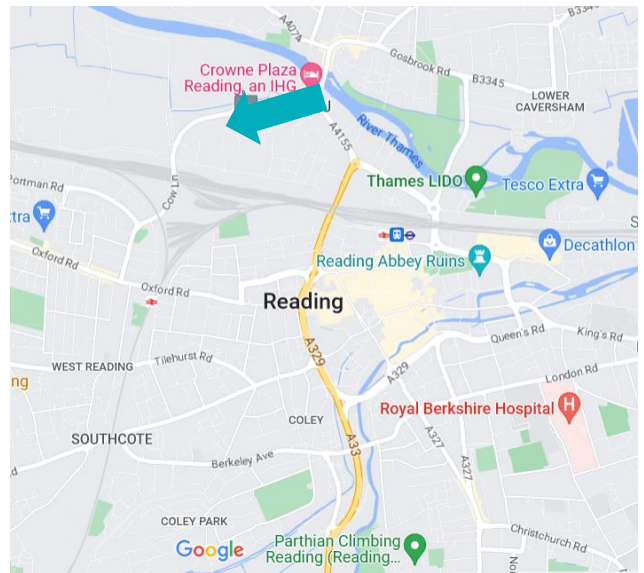
Specification

- Clear height 3.85m
- 6.0m apex height
- Loading doors (4.20mW x 3.48mH)
- Painted concrete floor
- 3-phase power
- Excellent car parking
- Ground floor trade / office area
- Main road frontage

Accommodation

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

Floor	sq ft	sq m
Warehouse	16,506	1,533.4
Ground Floor Office / Trade	1,506	139.9
First Floor Office	1,506	139.9
Total	19,518	1,813.2



Energy Performance Asset Rating

16A Richfield Avenue: EPC Rating: B (45)

16B Richfield Avenue: EPC Rating: C (66)

Terms

New FRI lease to be contracted outside the L&T Act for a term to be agreed.

Legal Costs / VAT

Each party to bear their own legal costs. Prices are quoted exclusive of VAT.

Business Rates (2023/2024)

£126,500

Viewing & Further Information

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



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