



UNIT 4D PADDOCK TRADING EST

Paddock Road Caversham Reading RG4 5BY

| | |
|---------------|-----------------------------------------------------------------------------------|
| TYPE | INDUSTRIAL / WAREHOUSE |
| TENURE | FREEHOLD / LEASEHOLD |
| SIZE | 9,520 SQ FT + 2,680 SQ FT MEZZANINE (885 SQ M + 249 SQ M MEZZAINE) |

KEY POINTS

- > Minimum eaves 5.25m, 6.75m to apex
- > Mezzanine floor / racking
- > Ground and first floor office pod
- > 12 car parking spaces

Location

The property is located north of Reading town centre and occupies an end-of-terrace position on the Paddock Road Industrial Estate. Access to Reading centre is via either Reading or Caversham Bridge and then the M4, via the A33 dual carriageway to Junction 11.

what3words ///indoor.bubble.opens

Description

The property is constructed around a steel portal frame under a pitched roof with brick and profile clad elevations.

The property comprises an open warehouse with mezzanine floor / racking area, together with an office pod providing ground and first floor offices. Externally the property benefits from 12 car parking spaces.

Specification

Warehouse / Industrial

- Minimum eaves 5.25m, 6.75m to apex
- Two Powmatic Oil fired blowers
- Painted power float floor
- Florescent tube lighting
- Full height electrically operated loading door 5.4m H x 3.8m W

Offices

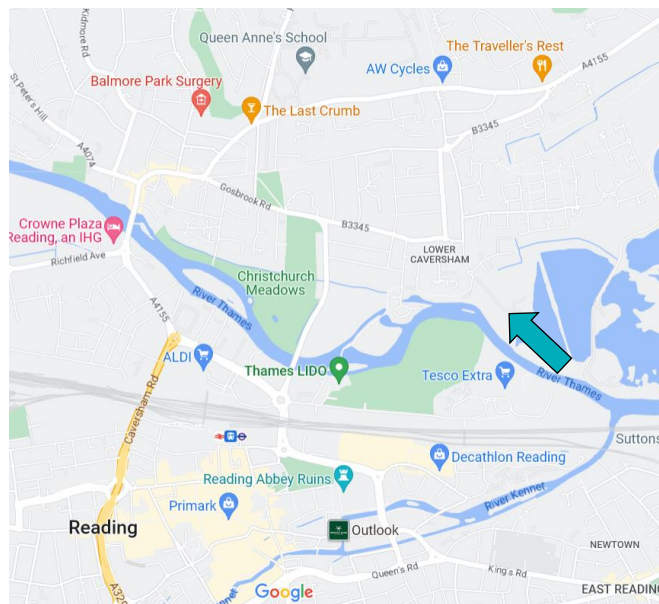
- Florescent tube lighting
- Kitchenette
- Male and female WC's
- Wall mounted convactor heaters
- A/C unit
- Carpets

Energy Performance Asset Rating

EPC Rating: D:84

Rateable Value 2023/24

£58,000



Accommodation

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

| Floor | sq ft | sq m |
|-----------------------------|---------------|----------------|
| Warehouse / Industrial | 8,014 | 744.5 |
| Ground Floor Offices | 753 | 70.0 |
| First Floor Offices | 753 | 70.0 |
| Total | 9,520 | 249.0 |
| Mezzanine Floor / Racking | 2,680 | 249.0 |
| Total inc. Mezzanine | 12,200 | 1,133.0 |

Terms

The freehold of the property is offered for sale with vacant possession; alternatively, the property is available on a new FRI lease for a term to be agreed.

Legal Costs / VAT

Each party to bear their own legal costs. Prices are quoted exclusive of VAT which will be charged.

Viewing & Further Information

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



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