



HASLAM'S
CHARTERED SURVEYORS

INDUSRIAL / WAREHOUSE UNIT

TO LET



UNIT 1 TAVISTOCK IND ESTATE

Ruscombe Lane Twyford Reading RG10 9NJ

TYPE	INDUSTRIAL / WAREHOUSE
TENURE	LEASEHOLD
SIZE	2,424 SQ FT (225 SQ M)

KEY POINTS

- > End of terrace unit
- > Large loading door
- > Three phase power
- > Good parking and circulation area



Location

Tavistock Industrial Estate is located in Ruscombe on the periphery of Twyford, approximately 2-miles from the A4 Bath Road, which in turn connects with both the A404M and A329M providing easy access to the M4, Heathrow Airport and the national motorway network.

Twyford railway station is within walking distance and provides regular services to London (Paddington).

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Description

An end of terrace industrial / warehouse unit of traditional steel portal frame construction under a pitched roof incorporating translucent roof panels.

Specification

- Available Q1 2024
- Large loading door (3.5mW x 4.1mH)
- Max height 6.8m
- Minimum height 5.3m
- 3-Phase power
- Open plan office
- Good car parking and circulation area

Accommodation

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

Floor	sq m	sq ft
Industrial / Warehouse	176.75	1,902
Grd Flr Office / WC	24.25	261
First Floor Office	24.25	261
Total	225.25	2,424



Energy Performance Asset Rating

EPC Rating: D:95

Terms

A new FRI lease for a term by arrangement to be contracted outside the L&T Act. Rent on application.

Legal Costs / VAT

Each party to bear their own legal costs. Rents are quoted exclusive of VAT which may be chargeable.

Business Rates (2023/2024)

The Rateable Value is £26,750.

Viewing & Further Information

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



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