



HASLAM'S
CHARTERED SURVEYORS

INDUSTRIAL / WAREHOUSE UNIT

TO LET



Photo for indicative purposes only

UNIT 8 CUTBUSH INDUSTRIAL PARK

Danehill Lower Earley Reading RG6 4UT

TYPE	INDUSTRIAL/WAREHOUSE
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TENURE	LEASEHOLD
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SIZE	2,971 SQ FT (276 SQ M)
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KEY POINTS

- > Easy access to J10 and J11 of M4
- > Excellent car parking
- > Three phase power
- > Covered loading bay
- > Large up and over loading door

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Location

Cutbush Industrial Park is located midway between Junctions 10 and 11 of the M4 providing direct access to London, Heathrow Airport and the national motorway network.

what3words:///comical.eagles.loose

Description

Semi detached industrial / warehouse on popular business park with excellent access to both J10 and J11 of M4 motorway.

Specification

- Excellent car parking
- Large up & over loading door
- 6.0m clear height
- 8.75m max height
- Painted concrete floor
- 3-phase power
- Covered loading bay
- Open plan office

Accommodation

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

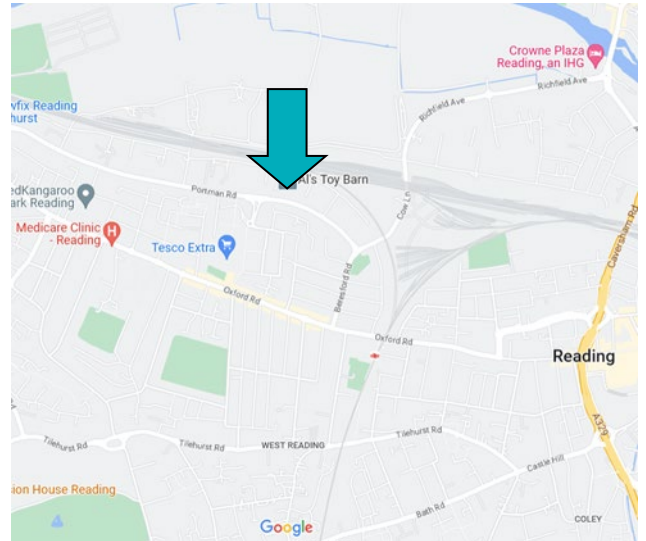
Floor	sq ft	sq m
Industrial / Warehouse	2,509	233.09
Office / WC's	462	42.92
Total	2,971	276.01

Energy Performance Asset Rating

EPC Rating: D:98

Business Rates (2023/2024)

The Rateable Value for the property is £30,000



Terms

A new Full Repairing and Insuring lease for a term to be agreed and contracted outside the L&T Act.

Rent on application.

Legal Costs / VAT

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

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.



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