



UNIT B1-B3 KENAVON DRIVE

Forbury Park Industrial Estate Reading RG1 3HS

TYPE	WAREHOUSE / INDUSTRIAL
TENURE	LEASEHOLD
SIZE	24,954 sq ft on 2.14 acre site (2,318 sq m)

KEY POINTS

- > Close to town centre, Reading train station and the IDR
- > Three loading doors
- > 8m eaves with 9.5m to apex
- > Extensive securable yards and car parking
- > High power supply of 1 MVA



Location

The property is situated on Kenavon Drive, approximately 0.6 miles from Reading Train Station and just off the Inner Distribution Road (IDR). The sites are located to the rear of retail warehousing occupied by Argos and Decathlon. [what3words ///poetic.voters.solve](#)

Description

Detached industrial / warehouse unit of steel portal frame construction incorporating steel profile elevations.

The property is arranged as full height warehouse with offices situated on the ground and first floors. The unit is set on a site area of approx. 2.14 acres and benefits from extensive securable yards to the west and rear of the property, as well as a large car park to the front and east.

Specification

- Extensive securable yard areas
- Extensive car parking
- 2/3 loading doors
- 8m eaves with 9.5m to apex
- High power supply of 1 MVA
- Two storey open plan offices

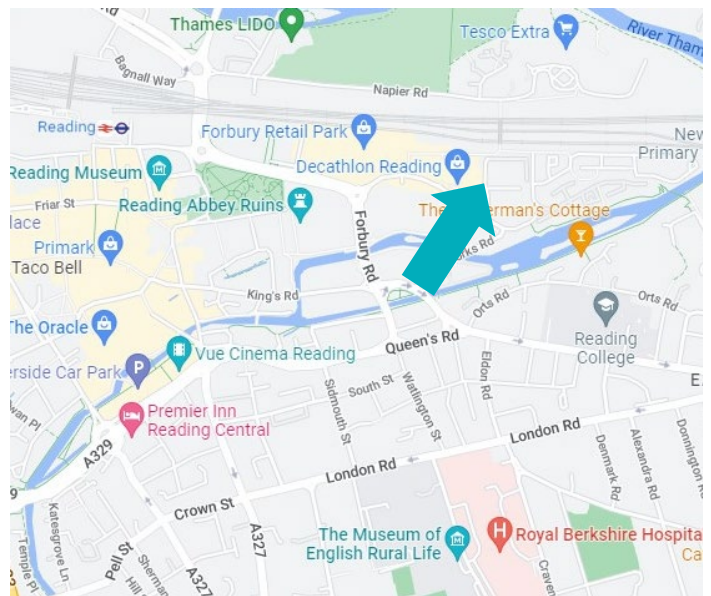
Accommodation

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

Floor	sq ft	sq m
Warehouse	16,718	1,553.10
Ground Floor Office	4,118	382.56
First Floor Offices	4,118	382.56
Total	24,954	2,318.23

Energy Performance Asset Rating

EPC Rating: To be assessed



Business Rates

Applicants are advised to make their own enquiries via the billing authority Reading Borough Council.

Terms

Available by way of a new FRI lease of up to 5 years direct from the landlord. The lease will subject to a maximum term certain of 3 years with mutual rolling breaks thereafter.

Legal Costs / VAT

Each party to bear their own legal costs.

VAT is payable.

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 joint sole agents for further information or an appointment to view.



Catherine de Billot

0118 921 1549
catherinedebillot@haslams.co.uk



Neil Seager

0118 921 1516
neilseager@haslams.co.uk

Shaun Rogerson

Knight Frank
020 8759 4141
shaun.rogerson@knightfrank.com