



HASLAM'S
CHARTERED SURVEYORS

NEW INSTRUCTION

TO LET



UNIT 2, 14 COMMERCIAL ROAD

Reading Berkshire RG2 0QJ

TYPE	LIGHT INDUSTRIAL / WAREHOUSE
TENURE	LEASEHOLD
SIZE (GIA)	6,300 sq ft (585.3 SQ M)

KEY POINTS

- > Close to A33 and Junction 11 of the M4
- > Yard with ample car parking
- > Full height level access loading door
- > 5 metre minimum eaves height



Location

Commercial Road is located off Bennet Road, a short distance from the A33 Reading Relief Road – providing direct access to Reading town centre and Junction 11 of the M4 motorway, affording excellent communications with London, Heathrow Airport and the national motorway network.

Description

The building provides full height warehouse with ancillary offices, on a gated site.

Specification

The specification includes the following:

- 1 no. full height level access loading door
- 5 metre minimum eaves height
- Warehouse lighting
- Raised storage area of 538 sq. ft.
- 3 phase power
- Ground floor reception / offices
- First floor offices
- Kitchen and WCs
- Double glazing
- Fibre optic broadband line

Accommodation

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

	sq ft	sq m
Warehouse	4,736	430.0
Ground floor offices	928	86.2
First floor offices	636	59.1
Total GIA	6,300	585.3



Legal Costs / VAT

Each party to bear their own costs.

Rents are quoted exclusive of VAT which will be payable.

Terms

The property is available on a new lease to be agreed with the landlord.

Rateable Value (2024/25)

£52,000

Energy Performance Asset Rating

EPC Rating: C:67

Viewing & Further Information

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



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