HASLAMS
CHARTERED SURVEYORS

UNIT 2 GREEN FARM
Theale Road Burghfield Berkshire RG30 3TU

TYPE	WAREHOUSE & OPEN STORAGE
TENURE	LEASEHOLD
SIZE	4,672 SQ FT + 0.1 ACRES (434.0 SQ M + 0.040 ha)

KEY POINTS

- Excellent access to J11 & J12 M4
- Inc. approx. 0.1 acre secure open storage site
- Available immediately
- HGV access
- Ample parking

Location

The property is located within a rural commercial estate situated 5 miles to the south-west of Reading and 3 miles south of Theale which provides access to the M4 motorway at Junction 12 of the M4.

Description

The property consists of an industrial / warehouse unit which was comprehensively refurbished in 2019 and a secure open storage site.

The property has the following specification:

- Concrete floor slab
- Insulated roof and cladding
- 4 no. electric roller shutter doors
- Eaves height: 3.45m.
- Ridge height: 5.9m
- 3 phase electricity
- LED lighting
- Roof lights
- WC
- Fibre broadband
- Gated estate
- Approx. 0.1 acre secure open storage site with electricity, water and broadband.
- Ample parking
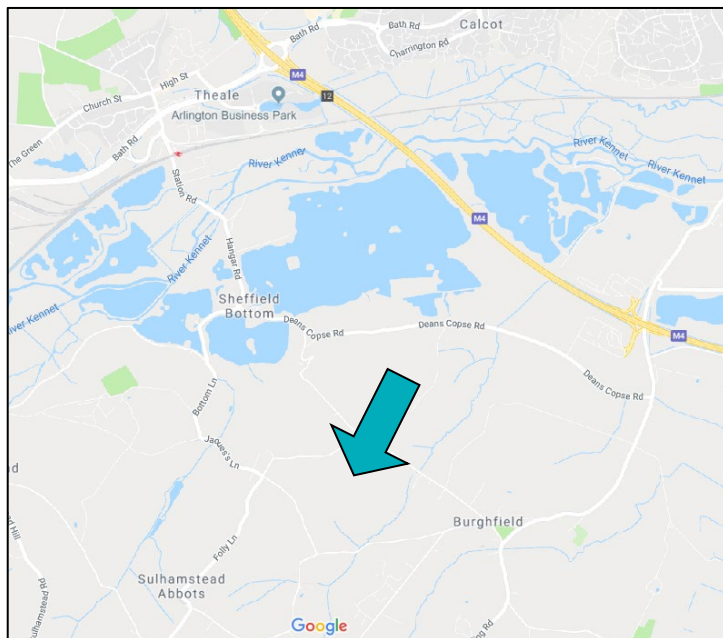- HGV access
- Not suitable for motor trade

Accommodation

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

	sq ft	sq m
Warehouse and ancillary	4,672	434.01
Total	4,672	434.01

Energy Performance Asset Rating

EPC Rating: TBC

Rateable Value (2024/25)

£38,500

Terms

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

Legal Costs / VAT

Each party to pay their own legal costs.
We understand the property is elected for 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 joint sole agents for further information or an appointment to view.

Ed Ponting

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MISREPRESENTATION ACT 1967 The particulars are believed to be correct, but accuracy cannot be guaranteed and they are expressly excluded from any contract.
Haslams Surveyors LLP Apex Forbury Road Reading RG1 1AX

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