/INDURENT

Industrial

UNIT 11 | ROBERT CORT INDUSTRIAL ESTATE

Britten Road, Reading, RG2 0AU



UNIT 11 | 3,110 SQ FT

Industrial unit with office accomodation

Located in the well-maintained Robert Cort Industrial Estate, Unit 11 offers a flexible industrial and office space within a well established development.
The unit benefits from 24-hour access, dedicated car parking, and WC facilities, making it ideal for a variety of business operations.
Situated in a well-connected location, the estate is just a short distance from Reading town centre and 1.5 miles from Junction 11 of the M4 via the A33, providing excellent transport links to London, Heathrow Airport, and the national motorway network.

Lease Type	New



Unit Summary

- Car Parking
- WC Facilities
- 24 Hour Access
- Flexible Space
- Roller Shutter Door
- Premier Industrial Location

View Floor Plans

	Per Annum	Per Sq Ft
Rent	£48,526.00	£15.60
Rates	£15,506.43	£4.99
Maintenance Charge	£4,291.80	£1.38
Insurance	£622.00	£0.20
Total Cost	£68,946.23	£22.17

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief or read our rates blog.

For more info please visit: unit.info/U4P0400258

+44(0) 808 169 7554

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Location

The premises are located on Britten Road, off Elgar Road South, accessed via Basingstoke Road. Junction 11 of the M4 is approximately 1½ miles to the south providing excellent communications with London, Heathrow Airport and the national motorway network.

Road
Junction 11 (M4): 1.5 miles

Airport
Heathrow: 29 miles

Rail
Reading Train Station: 2.5 miles

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	B (40)

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Key Contact



Alex Winter
Customer Engagement Manager

"Alex joined Indurent in 2022 and is our Customer Engagement Manager for our properties in Wales and the South. Please drop Alex a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of indurent.com."

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