/INDURENT



Industrial

UNIT D4 | ACCESS 12

Station Road, Theale, RG7 4PN

UNIT D4 | 1,256 SQ FT

Industrial Unit

Strategically positioned just 1 mile from the M4, Unit D4 is a modern, end of terrace industrial and warehouse unit, offering unmatched connectivity and premium features for businesses. Unit D4 measures 1,256 sq ft and boasts standout features, including solar panels, a clear internal height of 6.8 meters, and roof lighting.
The unit benefits from three-phase power, a roller shutter door, allocated parking spaces, and a security barrier at the entrance to the estate.

Lease Type	New



Unit Summary

- 24 Hour Access
- Well Maintained Estate
- Solar panels
- Flexible Space
- Car Parking
- WC Facilities

	Per Annum	Per Sq Ft
Rent	£22,200.00	£17.68
Rates	£7,776.00	£6.19
Service Charge	£2,335.41	£1.86
Insurance	£251.20	£0.20
Total Cost	£32,814.56	£26.13

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/U4P0800063

+44(0) 808 169 7554

Industrial

UNIT D4 | ACCESS 12

Station Road, Theale, RG7 4PN

Location

Access 12 is situated just off junction 12 of the M4. The estate lies on Station Road to the south of the motorway junction and is accessed and bounded by the A4. The A4 connects Reading with Newbury and joins the M4 (1 mile) to the east providing easy access to Reading (5 miles) and London (45 miles).

Road
M4 J12: 1 mile

Airport
London Heathrow: 32 miles

Rail
Theale Railway Station: 0.2 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	C (73)

/INDURENT

enquiries@indurent.com
+44(0) 808 169 7554

www.indurent.com

Follow us

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."

+44(0) 808 169 7554