LANSLEY

Business Sales and Commercial Agents Since 1890

Business Units, Distribution Warehouse, Light Industrial, Warehouse To Let

£42,000 per annum

1,980 to 4,180 sq ft

65 Loverock Road, Reading, RG30 1DZ

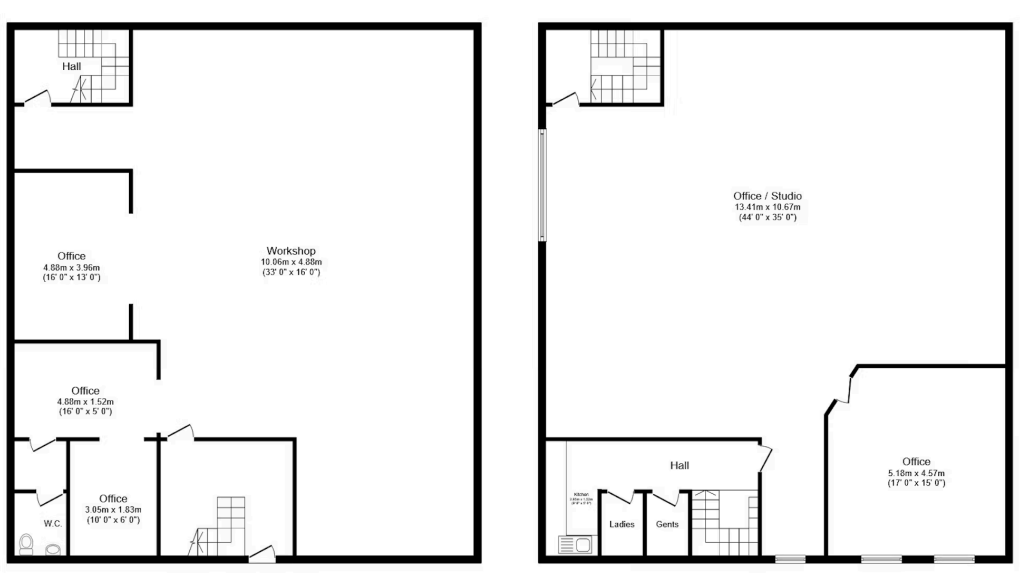




4,180 sq ft industrial/warehouse with mezzanine offices, 4 parking spaces, great access to A33/M4. Available immediately

- Circa 4,180 sq ft self-contained industrial / warehouse unit
- Ground floor workspace with substantial mezzanine office accommodation
- 4 dedicated on-site parking spaces - plus more options in vicinity
- Excellent access to A33, A4 and M4 (J11 & J12)
- Flexible use – suitable for workshop, production, storage or trade counter
- Available immediately on new FRI lease terms

www.lansleycommercial.co.uk/contact-us

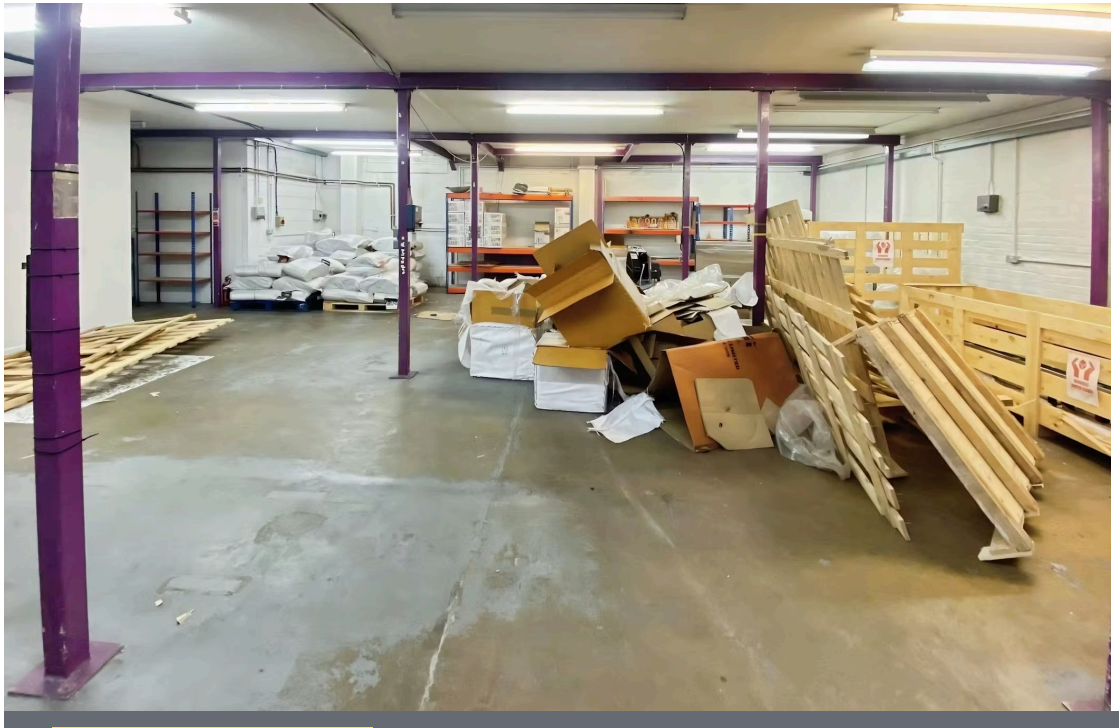


Ground Floor
Floor area 205.7 sq.m. (2,214 sq.ft.)

First Floor
Floor area 205.7 sq.m. (2,214 sq.ft.)

Total floor area: 411.4 sq.m. (4,429 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error,



Description

A well-presented, self-contained light industrial / warehouse unit with offices, extending to approximately 4,180 sq ft, arranged over ground floor and mezzanine levels. The property offers a versatile layout, with a large open-plan industrial/workshop area at ground floor, complemented by a substantial mezzanine providing modern office accommodation, including meeting room, kitchenette and WC facilities.

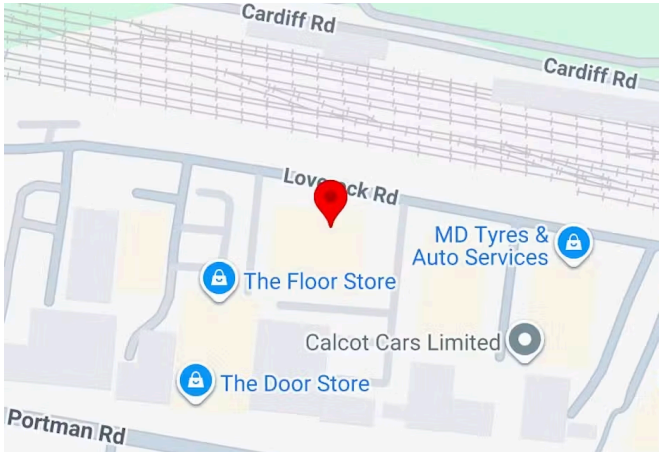
The premises benefit from a wide front access door, three-phase power supply, and a mix of operational and office space suitable for a range of business uses including production, storage, trade counter or service-based occupiers (subject to planning).

Externally, the property includes two dedicated parking spaces and is situated in an established commercial location on Loverock Road, offering excellent access to Reading town centre, the A33, A4 and M4 motorway network.

The unit is available immediately on a new Full Repairing and Insuring lease, with terms to be agreed.

Location

The property is situated on Loverock Road, within a well-established commercial and light industrial area to the west of Reading town centre. The location offers excellent connectivity, with easy access to the A33 and A4, leading directly to Junctions 11 and 12 of the M4 motorway.



Summary

- Rent: £42,000 per annum
- Business rates: £18,338.25 per annum Small Business Rate Relief Upon Application
- VAT: Not applicable
- Legal fees: Each party to bear their own costs
- EPC: D (86)
- Lease: New Lease
- Terms: New 5, 10 or 15 Year Lease to be granted

Further information

- View details on our website

Contact & Viewings



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Accommodation

Floor/Unit	sq ft	Tenure	Rent (sq ft)	Price	Monthly Rent	Availability
Ground	2,200	To Let	-	-	-	Available
1st	1,980	To Let	-	-	-	Available
Total	**4,180**					

Specifications

Total area circa 4,180 sq ft (388 m²)
Ground floor warehouse/workshop circa 2,200 sq ft
Mezzanine / first floor offices circa 1,980 sq ft
Large open-plan industrial / operational space
Three separate offices / workrooms at ground floor
Spacious mezzanine office with glass-partitioned meeting room
Male & female WC facilities
Kitchenette to mezzanine level
Three-phase electricity supply
Wide front loading door access
Secondary side entrance / fire escape
Fully cabled for telephone and data

Viewings

Strictly by prior appointment through the sole agents: Lansley Commercial - Tel: 0118 959 0271

Applicant Agency Fee

Lansley Commercial Applicant Fee: £450 + VAT, payable by the successful applicant on completion, for the successful introduction and progression of the letting transaction.

Amenities & Specifications

Total parking spaces: 4

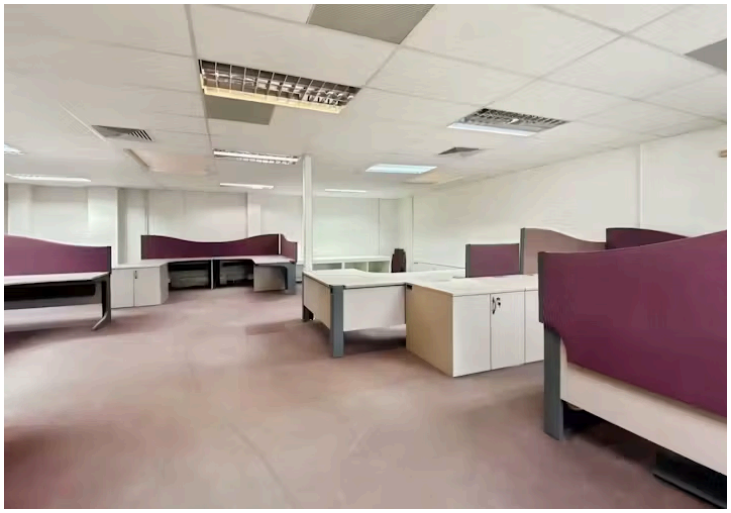
Availability

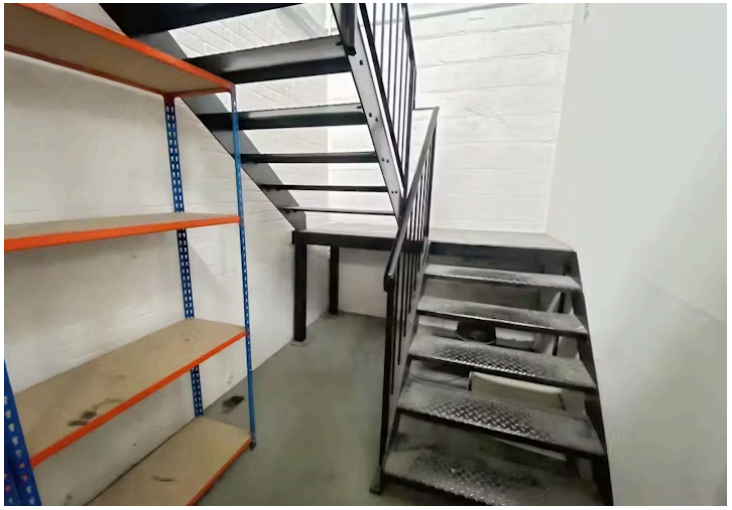
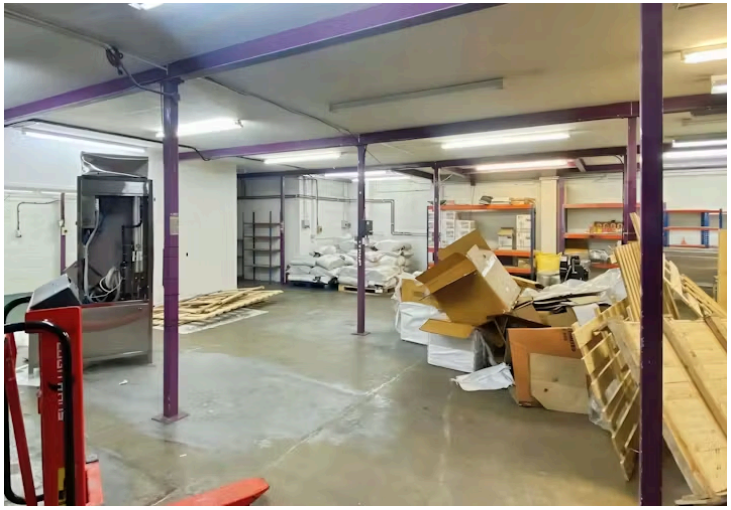
Available Immediately

These particulars are provided by the vendor and are believed to be correct, but their accuracy cannot be guaranteed. They do not form part of any offer or contract.

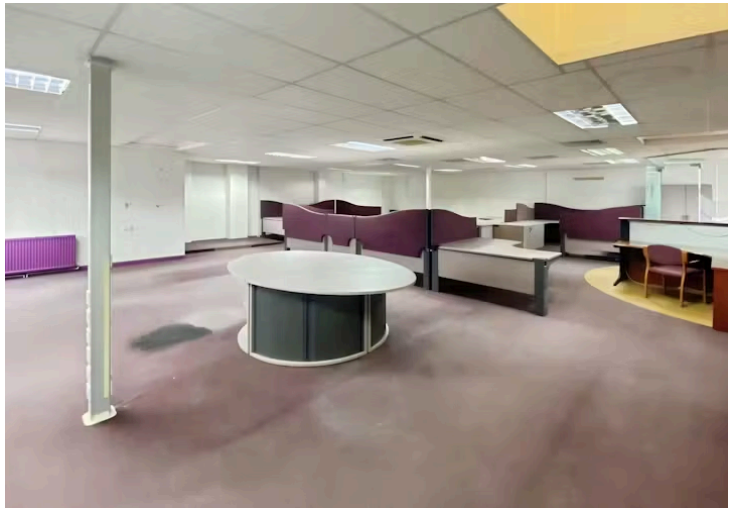
All descriptions, dimensions, and details are given for guidance only and should not be relied upon as statements of fact. Any intending purchaser or tenant must satisfy themselves as to their accuracy.

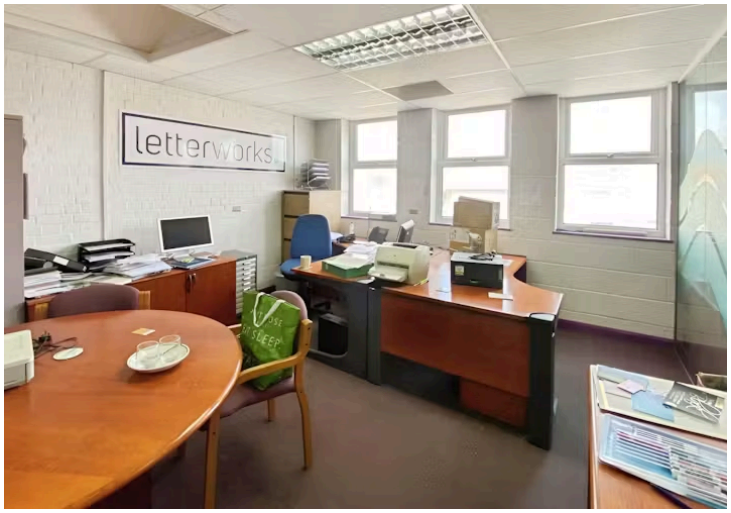
Unless otherwise stated, all figures quoted are exclusive of VAT.

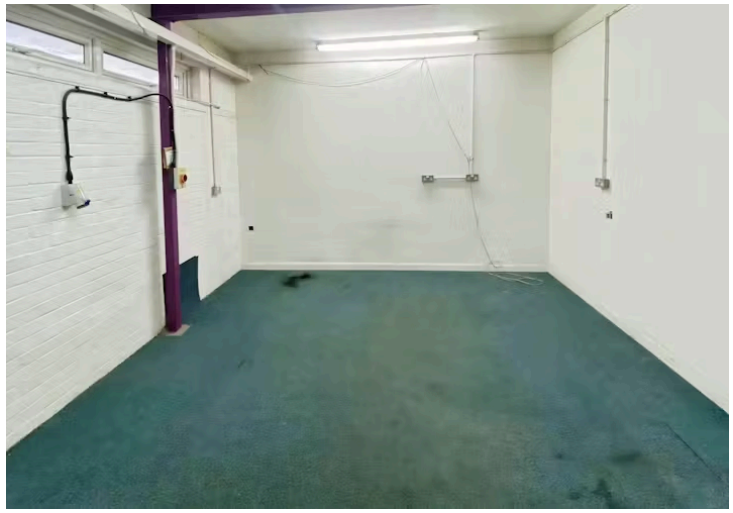



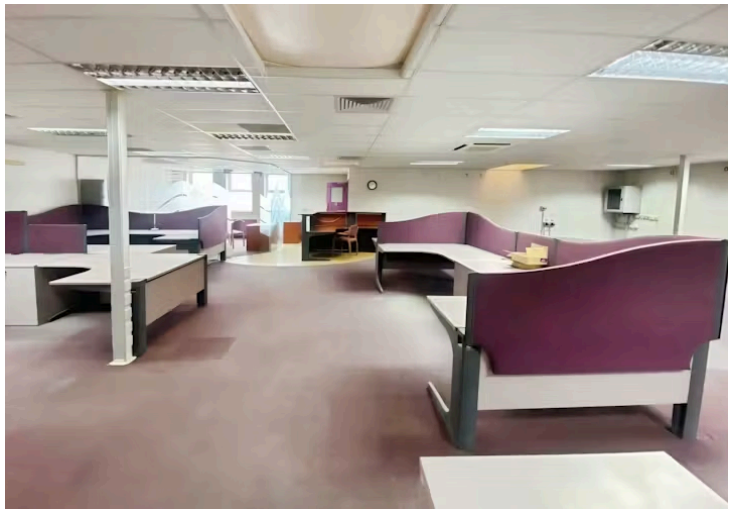



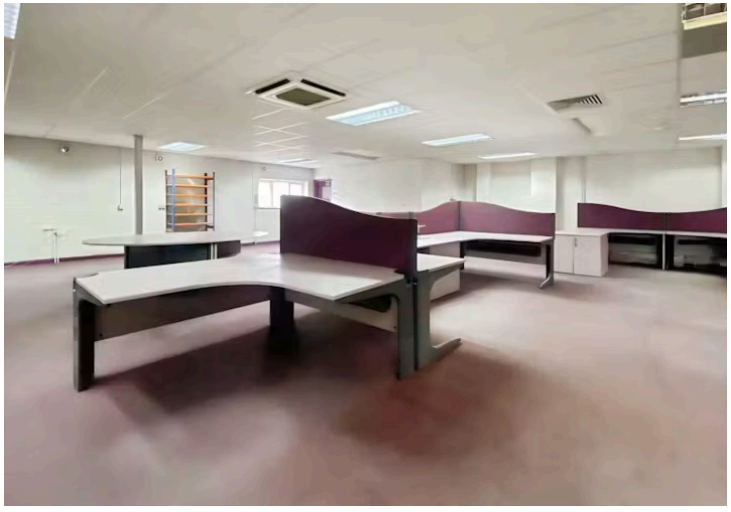


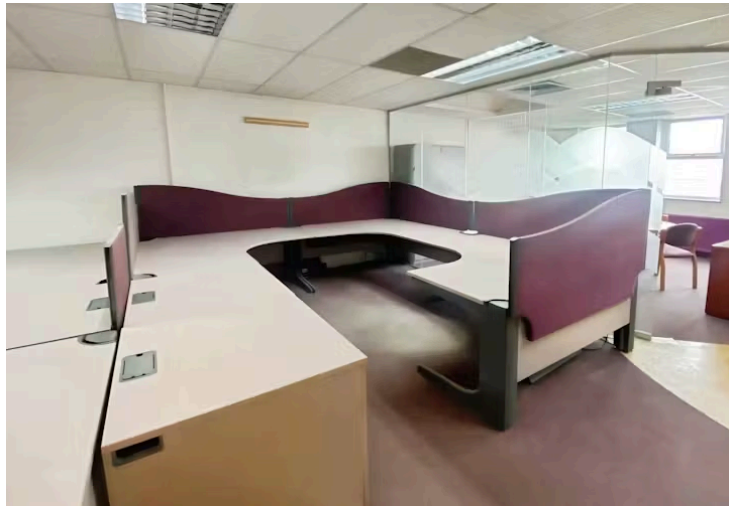



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