LANSLEY

Business Sales and Commercial Agents Since 1890

Automotive, Light Industrial To Let

£27,500 per annum

2,595 sq ft

51 Loverock Road, Reading, RG30 1DZ



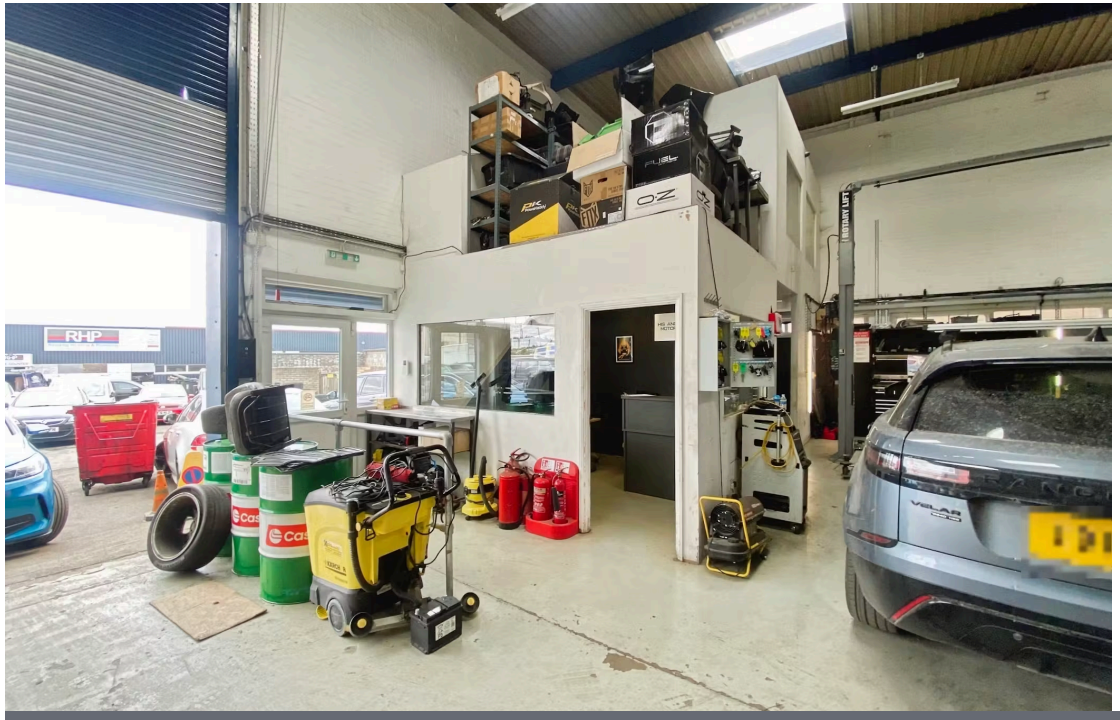


Versatile light industrial/workshop unit with office, reception, mezzanine storage and parking, suitable for a range of business uses.

- Spacious double-height workshop with excellent internal clearance
- Large roller-shutter door providing direct vehicle access
- Established motor-trade premises currently operating as a Land Rover specialist
- Customer reception, first-floor office and useful mezzanine storage
- Parking rights for four vehicles under the existing lease
- Available due to the current occupier relocating to larger premises

www.lansleycommercial.co.uk/contact-us





Description

The property comprises a versatile light industrial/workshop unit extending to approximately 2,595 sq ft (241.1 sq m).

The main workshop provides a substantial double-height working area with good internal clearance and a large roller-shutter door allowing direct vehicle access. The ground floor also includes a customer reception, kitchen and two WCs.

A first-floor office and mezzanine storage area extend over only a small part of the premises, leaving the main workshop predominantly open and double height.

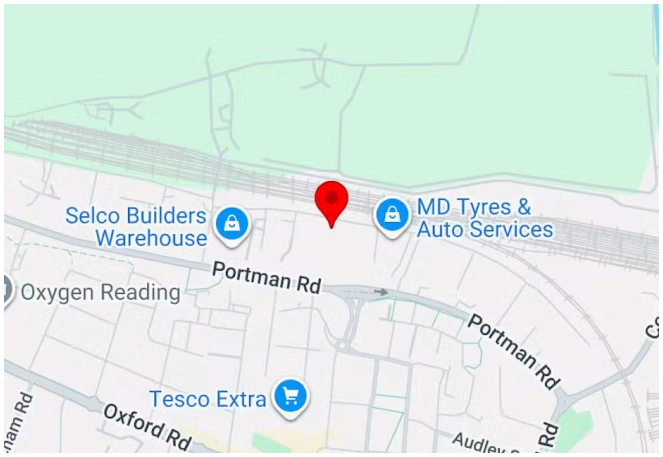
The premises are currently occupied by an established Land Rover specialist and have been used successfully for motor vehicle servicing and repairs. The existing layout would suit a similar motor-trade operator, light industrial business, workshop, storage or distribution occupier, subject to the landlord's consent and any necessary planning or statutory approvals.

Parking rights for four vehicles are provided under the existing lease, subject to its terms and restrictions.

The current occupier is relocating to larger premises. The property will be handed over fully cleared and empty, with all of the current occupier's equipment, fixtures and contents removed.

Location

The property is situated on Loverock Road, within an established industrial area west of Reading town centre, with convenient access to the A4, A33 and M4.



Summary

- Rent: £27,500 per annum
- EPC: D (90)
- Lease: Assignment
- Terms: 10 years. from 23 May 2018 to 22 May 2028.

Further information

- View details on our website

Contact & Viewings



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Accommodation

Floor/Unit	Description	Building Type	Size	sq ft	sq m	Tenure	Rer
Ground	Ground Floor and Mezzanine	Light Industrial	2,595 sq ft	2,595	241.08	To Let	-
Total				**2,595**	**241.08**		

Viewings

Viewings are strictly by prior appointment through the sole agents, Lansley Commercial.

Terms

Available by assignment of the existing FRI lease expiring 22 May 2028 at £27,500 per annum plus VAT. A new lease may be considered, subject to landlord approval and agreement.
The existing lease is contracted outside the Landlord and Tenant Act 1954. Any assignment will be subject to the landlord's consent, satisfactory references and covenant status.

Availability

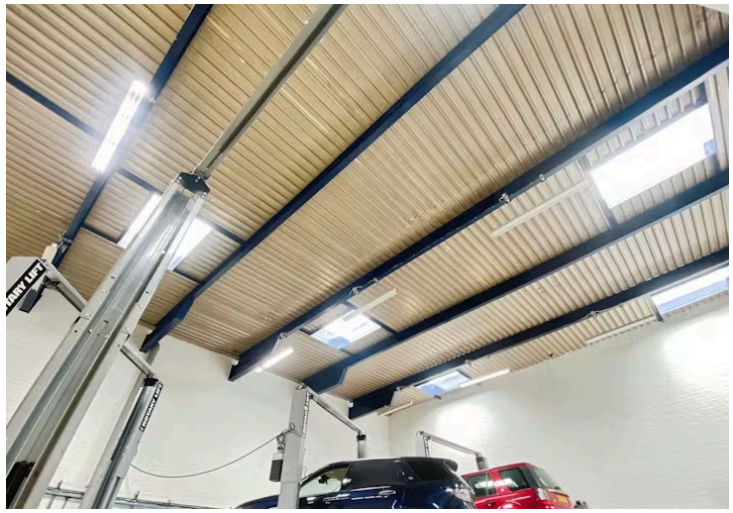
Available Immediately

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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