HASLAMS
CHARTERED SURVEYORS

WAREHOUSE UNIT

TO LET



Indicative Image of similar unit

UNIT 9 ROBERT CORT ESTATE

Britten Road Reading Berkshire RG2 0AU

TYPE	**WAREHOUSE**
TENURE	**LEASEHOLD**
SIZE	**3,084** SQ FT (287 SQ M)

KEY POINTS

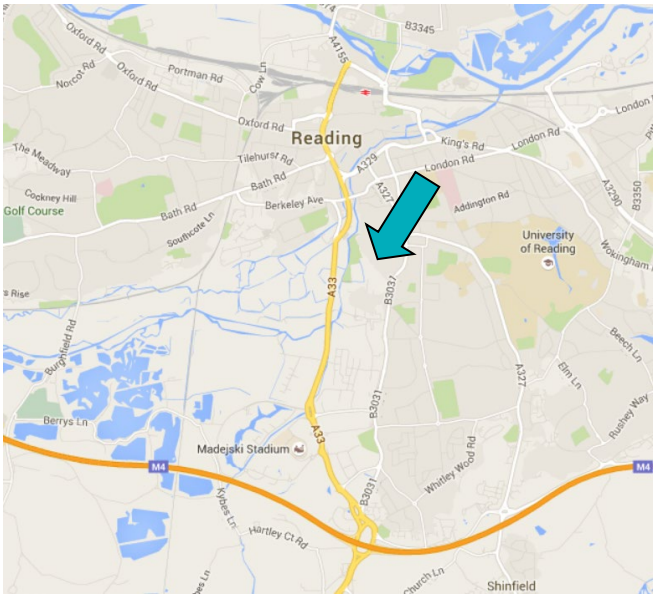
- To be refurbished – Available from January 2027
- Large loading door
- Offices with LED lighting
- Short distance from Reading Town Centre and Junction 11 of M4 via A33
- Major occupiers nearby including GSF Car Parts, Medlock Electrical and Makro

T: 0118 921 1515 W: haslams.co.uk

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.

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Description

Soon to be refurbished, modern self-contained warehouse / trade counter unit on popular estate with large loading door, first floor office and car parking.

Specification

- Popular estate
- Large loading door (3.6mW x 4.7mH)
- Min height 5.4m
- 3-Phase power supply
- Painted concrete floor
- Good natural light
- Offices with LED lighting
- **NOT Suitable for Motor Trade**

Accommodation

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

Floor	sq ft	sq m
GF Industrial / warehouse	2,084	193.61
GF Office / WC	500	46.45
FF Office	500	46.45
Total	3,084	286.51

Energy Performance Asset Rating

EPC Rating: C:70

Terms

New Internal repairing & insuring lease for a term to be agreed & contracted outside Landlord and Tenant Act.

There is a maintenance charge for the upkeep of the roofs and common areas of the estate.

A rent deposit is required from all tenants.

Legal Costs / VAT

Each party to bear their own legal costs.
Rents are quoted exclusive of VAT.

Business Rates 2026/27

The Rateable Value for the property is £40,750.

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 sole agents for further information or an appointment to view.



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Haslams Surveyors LLP Apex Forbury Road Reading RG1 1AX








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