HASLAMS
CHARTERED SURVEYORS

INDUSTRIAL / WAREHOUSE UNIT

TO LET

UNDER REFURBISHMENT



14 RICHFIELD AVENUE

Reading Berkshire RG1 8EQ

TYPE	**INDUSTRIAL / WAREHOUSE**
TENURE	**LEASEHOLD**
SIZE	**18,000** SQ FT (1,813 SQ M)

KEY POINTS

- Under refurbishment
- Available Q2 2027
- Prominent
- Main road frontage
- Excellent car parking
- 4-loading doors
- Short walk to Reading Crossrail
- Potential for alterative uses (STP)

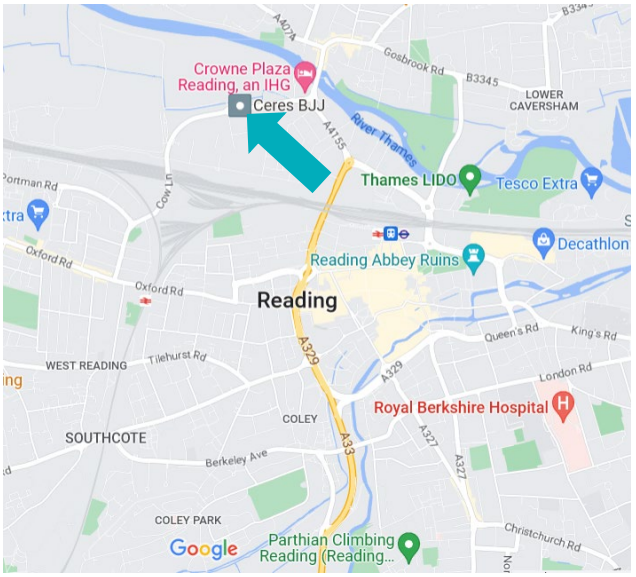
T: 0118 921 1515 W: haslams.co.uk

Location

Prominently located on Richfield Avenue, opposite Rivermead Leisure Centre, the property is within walking distance of Reading town centre and Crossrail train station.

J11 of the M4 motorway is easily accessible via the A33 providing direct links to London, Heathrow Airport and the national motorway network.

what3words ///punch.secure.begins



Description

Prominent, detached, industrial / warehouse and trade counter building with main road frontage.

Specification

- Under refurbishment – Available Q2 2027
- Clear height 3.85m
- Apex height 6.0m
- 2 x Rear loading doors (3.96mW x 3.65mH)
- 2 x Side loading doors (2.76mW x 2.60mH)
- New roof
- 3-phase power supply
- Excellent car parking
- Ground floor showroom / trade / WCs

Energy Performance Rating

To be reassessed post refurbishment

Accommodation

Approximate Gross Internal Area (GIA) as follows:

Floor	sq ft	sq m
Warehouse	15,000	1,533.4
Ground Floor Trade / WCs	1,500	139.9
First Floor Office	1,500	139.9
Total	18,000	1,813.2

Terms

New FRI lease for a term to be agreed and contracted outside the L&T Act.

Legal Costs / VAT

Each party to bear their own legal costs.

Prices are quoted exclusive of VAT.

Rateable Value (2026/27)

Current combined RV £142,000

To be reassessed post refurbishment

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.



Alec White

0118 921 1514
alecwhite@haslams.co.uk

MISREPRESENTATION ACT 1967 The particulars are believed to be correct, but accuracy cannot be guaranteed and they are expressly excluded from any contract.
Haslams Surveyors LLP Apex Forbury Road Reading RG1 1AX

Indicative Photos

















MISREPRESENTATION ACT 1967 The particulars are believed to be correct, but accuracy cannot be guaranteed and they are expressly excluded from any contract.
Haslams Surveyors LLP Apex Forbury Road Reading RG1 1AX