



UNIT 6

PINCENTS KILN

Pincent's Lane, Reading RG31 7SD

Fully refurbished industrial / warehouse unit

TO LET 9,511 SQ FT (884 SQ M)

UNIT 6

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DESCRIPTION

The property is a detached warehouse with part brick part upper profile metal clad elevations under a pitched roof.

The building has been substantially refurbished to provide to a full height warehouse with offices on both the ground and first floors.

The property benefits from two secure, enclosed yards, providing a dedicated loading area to the front and car parking to the rear, which is equipped with electric vehicle (EV) charging point.

RATEABLE VALUE

To be confirmed.

TERMS

The unit is available by way of a new FRI lease from the landlord.

Rent on application.

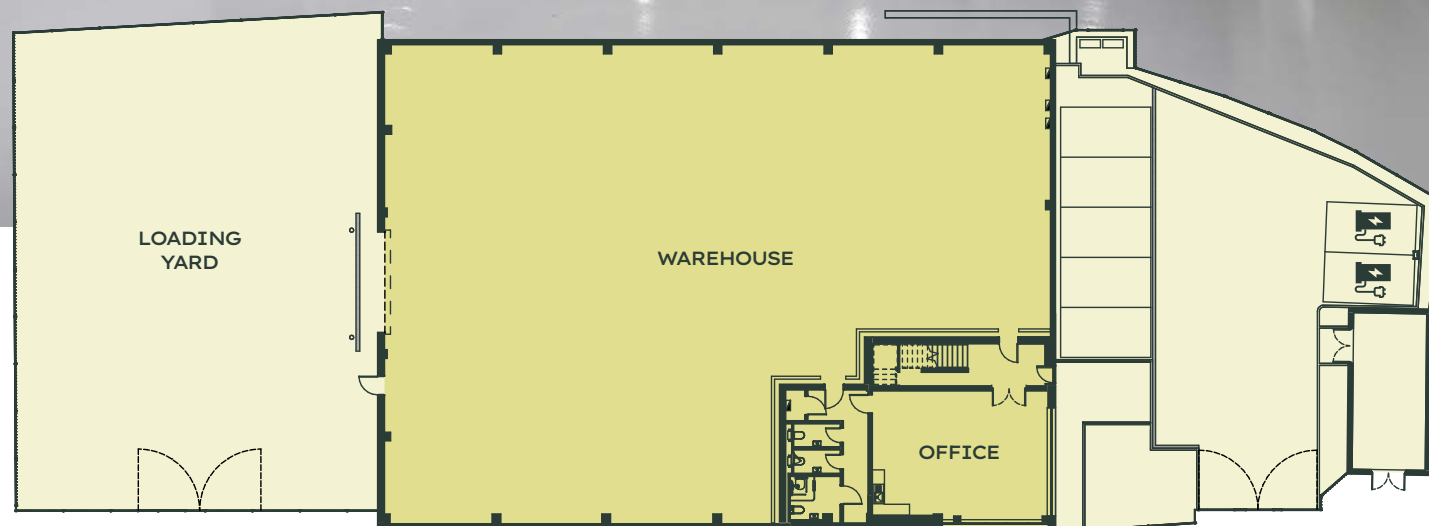
LEGAL COSTS

Each party to bear their own legal costs.

Prices are quoted exclusive of VAT which may be charged on the rent.

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.



GROUND FLOOR

ACCOMMODATION

APPROX GIA	SQ FT	SQ M
Warehouse	7,653	711
Ground floor office / reception / WCs	1,021	94.81
First floor office	837	77.75
TOTAL	9,511	883.56



FIRST FLOOR



OFFICES ON BOTH FLOORS



7,653 SQ FT WAREHOUSE

SPECIFICATION



SUBSTANTIALLY
REFURBISHED



6M EAVES
HEIGHT



SELF CONTAINED
SECURE YARD



600 KVA
(866 AMPS)
POWER SUPPLY



SECURE PARKING
WITH EV CHARGER



KITCHENETTE
ON GROUND
FLOOR



WCS & SHOWER
FACILITIES



EPC A



CLOSE TO
J12 OF THE M4



First floor office



Ground floor office



Enclosed parking



Warehouse



LOCATION

The property is situated just to the north of J12 of the M4 Motorway and is accessed via Pincent's Lane, which connects into Bath Road (A4) to the south east of the property.

The immediate area is mixed-use, with IKEA positioned on the western side of Pincent's Lane, opposite the entrance to the property. In addition, there is a Porsche showroom to the south of the property and Sainsbury's superstore and retail warehousing park to the east.

- | | |
|---------------|-------------|
| 1 McDonalds | 4 PureGym |
| 2 Boots | 5 B&M Store |
| 3 Sainsbury's | 6 Porche |

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READING RG31 7SD



VIEWING & FURTHER INFO

Contact the sole agents for further information or an appointment to view.



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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. October 2026