HASLAMS
CHARTERED SURVEYORS

INDUSTRIAL / WAREHOUSE UNIT

TO LET

UNIT 6 TAVISTOCK IND ESTATE

Ruscombe Lane Twyford Reading RG10 9NJ

TYPE	**INDUSTRIAL / WAREHOUSE**
TENURE	**LEASEHOLD**
SIZE	**5,048** SQ FT (468.96 SQ M)

KEY POINTS

- End of terrace unit
- Large loading door
- Three phase power
- Good parking and circulation area
- Opportunity to combine with neighbouring unit to provide 9,815 sq ft (912 sq m)

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

Location

Tavistock Industrial Estate is located in Ruscombe on the periphery of Twyford, approximately 2-miles from the A4 Bath Road, which in turn connects with both the A404M and A329M dual carriageways providing easy access to the M4, Heathrow Airport and national motorway network.

Twyford Crossrail station is within walking distance providing regular services to London (Paddington) and the West via Reading.

what3words ///suspends.partly.voted

Description

Unit 6 Tavistock Industrial Estate comprises an end of terrace industrial / warehouse unit of steel portal frame construction under a pitched roof incorporating translucent roof panels. There is the opportunity to combine this unit with the neighbouring unit to provide a total of 9,815 sq ft (912 sq m).

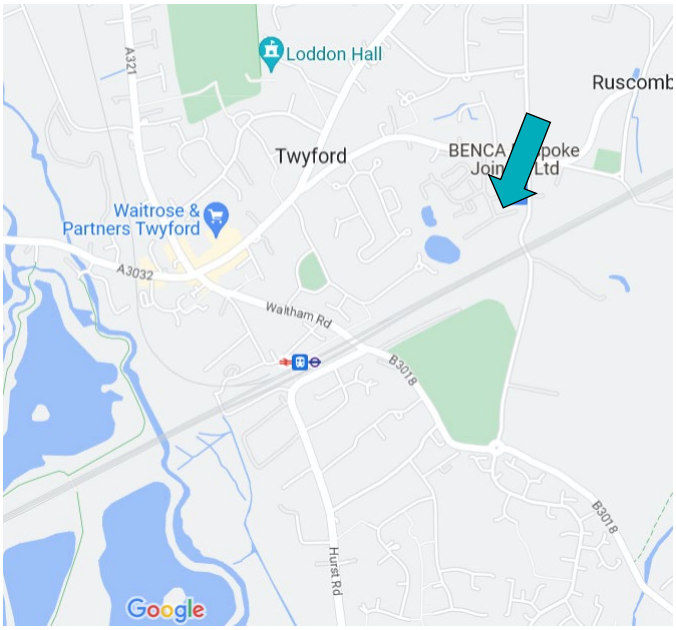
Specification

- Large loading door (3.74mW x 4.32mH)
- Excellent natural light
- Painted concrete floor
- 3-Phase power
- Open plan first floor office
- Perimeter trunking
- Suspended ceiling
- Lighting
- Electric heating to office

Accommodation

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

Floor	sq m	sq ft
Industrial / Warehouse	318.65	3,430
GF Under-croft Store	75.16	809
FF Office	75.16	809
Total	468.96	5,048



Energy Performance Asset Rating

EPC Rating: C:71

Business Rates

The Rateable Value is £69,000.

Terms

A new FRI lease for a term by arrangement and to be contracted outside the L&T Act. Rent on application.

Legal Costs / VAT

Each party to bear their own legal costs.

Rents are quoted exclusive of VAT which may be chargeable.

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.

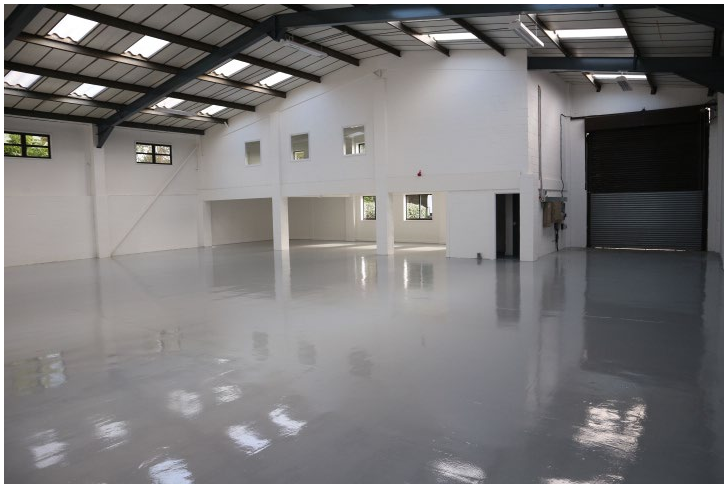
Tom Holwell

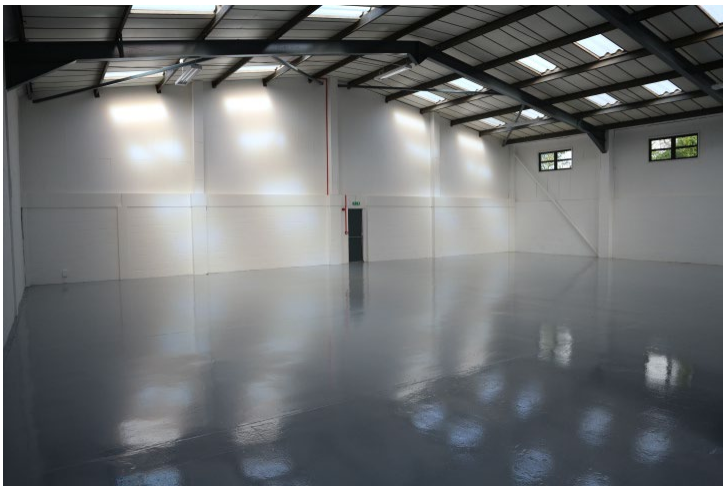
0118 921 1533
tomholwell@haslams.co.uk

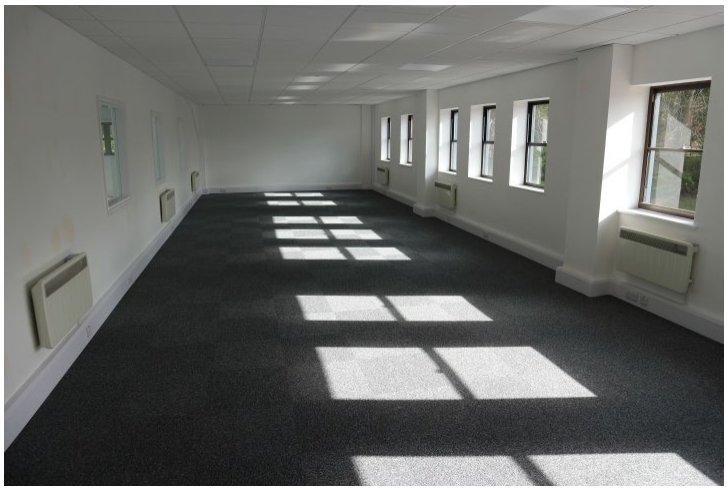
Alec White

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







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