



50 MILFORD COMMERCIAL EST

Milford Road Reading RG1 8LJ

TYPE	WAREHOUSE / STORAGE
TENURE	LEASEHOLD
SIZE	11,536 sq ft (1,071 sq m)

KEY POINTS

- > Available for occupation Q2 2027
- > Large loading door
- > 6m min. eaves
- > Three phase power
- > Yard / parking area to front

Location

Milford Commercial Estate is accessed from Richfield Avenue via Tessa Road located approximately half-a-mile to the northwest of Reading town centre and train station.

Reading Crossrail station is within a short distance with Junctions 10, 11 and 12 of the M4 each being within 5 miles providing excellent communications with London / Heathrow Airport and the national motorway network.

what3words ///moment.being.risen

Description

The unit is of traditional steel portal frame construction with part internal block and full height external steel clad elevations under a pitched insulated roof, with ground and first floor offices to the front. Externally, there is parking/loading area in front of the unit.

Specification

Warehouse

- Loading door 4.8m(W) by 5m (H)
- 6m minimum eaves
- Excellent natural light
- 3-phase power
- Concrete floor
- LED Lighting
- Large loading area / parking area

Office Area

- Open plan
- Suspended ceiling
- LED lighting
- Heating
- Perimeter trunking
- Good natural light
- Glazed entrance doors

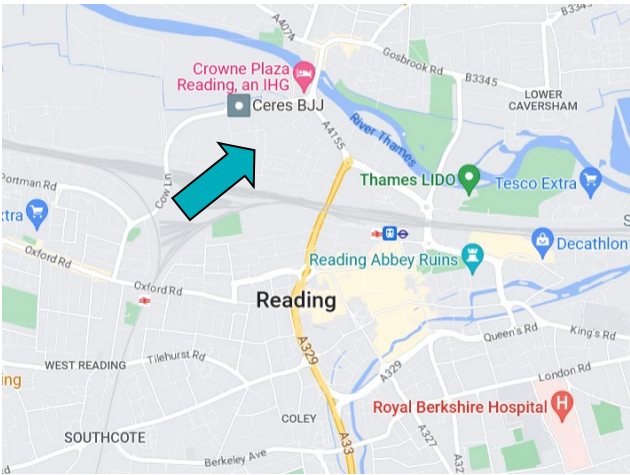
Energy Performance Asset Rating

EPC Rating: TBA



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Accommodation

Gross Internal Area (GIA) as follows:

Floor	sq ft	sq m
Warehouse	8,240	765.00
WCs / Kitchen	500	46.45
Ground Floor Office	1,408	130.80
First Floor Office	1,388	128.95
Total	11,536	1,071.20
Mezzanine Breakout Room	500	46.45

Terms

New fully repairing & insuring lease for a term to be agreed and contracted outside the Landlord and Tenant Act. Rent on application

Legal Costs / VAT

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

Business Rates

The Rateable Value for the property is £137,000.

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.

