HASLAMS
CHARTERED SURVEYORS

INDUSTRIAL / WAREHOUSE UNIT

TO LET



UNIT 4 HYPERION TRADE PARK

Rose Kiln Lane Reading RG2 0HG

TYPE	**INDUSTRIAL / WAREHOUSE**
TENURE	**LEASEHOLD**
SIZE	**6,875** SQ FT (639 SQ M)

KEY POINTS

- Clear span warehouse
- First floor office
- Potential to include a trade counter area
- 5.9m eaves height
- Electric roller shutter door
- Large loading apron
- Allocated car parking

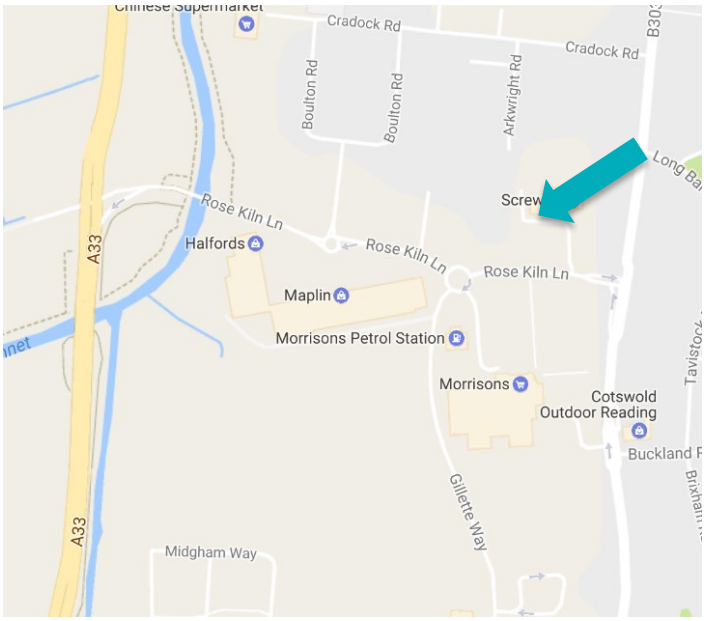
T: 0118 921 1515 W: haslams.co.uk

Location

The property is located approximately 1.5 miles to the south of Reading Town Centre within one of the established industrial and trade locations in Reading.

The property is situated on Hyperion Way which is accessed via Basingstoke Road and is within 2 miles of J11 of the M4.

The M4 in turn provides excellent links to London to the East, approximately 40 miles away and Bristol to the West, approximately 80 miles. Heathrow airport is approximately 30 miles away.
what3words///piles.slug.event



Description

The property comprises a steel portal frame warehouse with lower brick and upper profile clad elevations under a pitched roof with translucent panels. Internally the unit benefits from a clear span warehouse, first floor office and the potential to incorporate a trade counter area.

Specification

Warehouse
- 5.5m to haunch, 5.9m to eaves & 7.7m to ridge.
- Electrically operated panelled up and over loading door

Offices
- Carpeting
- Suspended ceiling
- Recessed lighting
- Ground floor WC facilities

External
- Large loading apron
- Allocated car parking

Energy Performance Asset Rating

EPC Rating: D:78

Business Rates

The Rateable Value for the property is £76,500.

Accommodation

Gross Internal Area (GIA) as follows:

Floor	sq ft	sq m
Ground Floor Warehouse & Ancillary	6,334	588.4
First Floor Office	541	50.3
Total	6,875	638.7

Terms

Available by way of an assignment of the existing FRI lease expiring April 2031 at the passing rent of £108,390 pa. A new lease may be available direct from the landlord subject to negotiation.

Legal Costs / VAT

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

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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Indicative Photos





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