HASLAMS
CHARTERED SURVEYORS

WAREHOUSE UNIT

TO LET



UNIT 11 ROBERT CORT ESTATE

Britten Road Reading Berkshire RG2 0AU

TYPE	**WAREHOUSE**
TENURE	**LEASEHOLD**
SIZE	**3,110** SQ FT (289 SQ M)

KEY POINTS

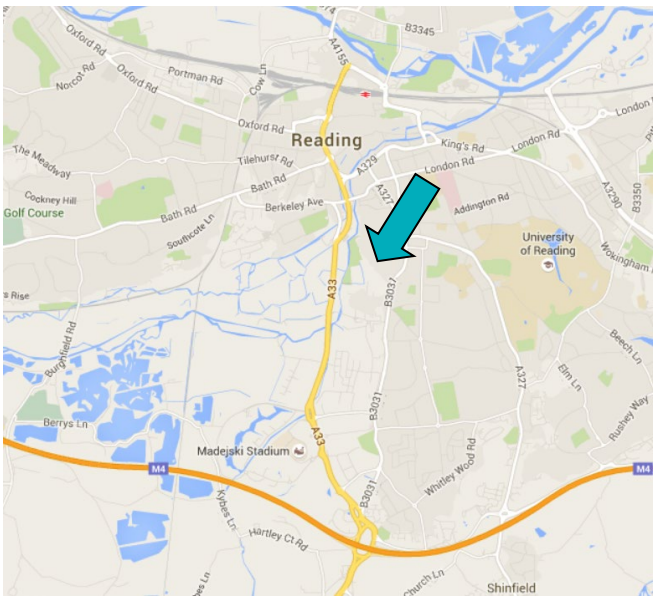
- Recently refurbished
- Large loading door
- Offices with LED lighting
- Short distance from Reading Town Centre and Junction 11 of M4 via A33
- Major occupiers nearby including GSF Car Parts, Medlock Electrical and Makro

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

Location

The premises are located on Britten Road, off Elgar Road South, accessed via Basingstoke Road. Junction 11 of the M4 is approximately 1½ miles to the south providing excellent communications with London, Heathrow Airport and the national motorway network.

what3words ///deep.valid.idea



Description

Recently refurbished, modern self-contained warehouse / trade counter unit on popular estate with large loading door, first floor office and car parking.

Specification

- Popular estate
- Large loading door (3.6mW x 4.7mH)
- Min height 5.4m
- 3-Phase power supply
- Painted concrete floor
- Good natural light
- Offices with LED lighting
- **NOT Suitable for Motor Trade**

Accommodation

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

Floor	sq ft	sq m
GF Industrial / warehouse /	2,035	189.06
GF Office / WC	536	49.78
FF Office	536	49.78
Total	3,110	288.92

Energy Performance Asset Rating

EPC Rating: E:114

Terms

New Internal repairing & insuring lease for a term to be agreed & contracted outside Landlord and Tenant Act.

There is a maintenance charge for the upkeep of the roofs and common areas of the estate.

A rent deposit is required from all tenants.

Legal Costs / VAT

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

Business Rates 2026/27

The Rateable Value for the property is £40,250.

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



Ed Ponting

0118 921 1507
edponting@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