HASLAMS
CHARTERED SURVEYORS

CROSS DOCK WAREHOUSE FACILITY

TO LET



100 CARDIFF ROAD

Reading RG1 8LL

TYPE	DISTRIBUTION WAREHOUSE
TENURE	LEASEHOLD
SIZE	12,996 SQ FT (1,207.4 SQ M)

KEY POINTS

- Raised platform floor design
- Cross-docking capability
- 25 loading doors
- Covered canopy loading
- 24/7 access

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

Location

The property is situated approximately one mile to the north-west of Reading town centre in the established Richfield Avenue Industrial Estate.

Reading Crossrail station is within walking 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 ///raft.spark.acid

Description

This distribution warehouse benefits from a raised platform floor design with dedicated cross-docking capability, allowing efficient through-flow distribution operations. Loading is provided on opposing elevations, enabling goods to be received and despatched simultaneously, reducing handling times and improving operational efficiency.

The specification is particularly well suited to third-party logistics, parcel delivery, retail distribution and high-throughput supply chain operations where rapid turnaround is critical.

Specification

- Raised platform floor
- Cross-dock loading
- Covered canopies (5.1m deep x 4.5m high)
- 24-loading doors (4.97mW x 2.9mH)
- 1-loading door (2.75mW x 2.9mH)
- 4.5m clear eaves height
- 5.1m apex height
- Office with customer collection reception
- Break out area, staff room and WCs
- Secure rear parking / loading
- Excellent parking for vans and HGVs
- Separate detached workshop

Accommodation

We understand the Gross Internal Area's (GIA) are;

Floor	sq ft	sq m
Warehouse	9,499	882.43
Office, Breakout Area & WCs	2,792	259.35
Separate Detached Workshop	705	65.52
Total	12,996	1,207.40
Covered Canopies	7,942	737.80

Energy Performance Asset Rating

To be assessed.

Business Rates

Rateable Value: £74,500

Terms

The property is available by way of an assignment of the existing FRI lease expiring 24th March 2033. The passing rent is £185,000 per annum and subject to review in March 2028.

Alternatively, a new longer FRI lease may be available direct form the landlord subject to terms.

Legal Costs / VAT

Each party to bear their own legal costs.
VAT is payable.

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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