HASLAMS
CHARTERED SURVEYORS

INDUSTRIAL / WAREHOUSE UNIT

TO LET



12c THEALE COMMERCIAL ESTATE

Exeter Way Theale Berkshire RG7 4BQ

TYPE	**INDUSTRIAL / WAREHOUSE**
TENURE	**LEASEHOLD**
SIZE	**25,464 SQ FT** (2,366 SQ M)

KEY POINTS

- Modern end of terrace unit
- Electric roller shutter loading door
- 8.4m Eaves height
- 10m Apex height
- Three phase power
- Securable yard
- Close to J12 of the M4
- Estate opposite Theale train station

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

Location

Theale Commercial Estate is situated just 3 minutes from J12 of the M4 motorway providing excellent road links to London, Heathrow airport and the national motorway network. Theale train station is within walking distance providing regular services to Reading, London and the South East. Theale village centre is also within walking distance, providing a good range of local amenities, including restaurants, pubs and shops whilst being in idyllic surroundings.

what3words ///format.answer.owner

Description

Theale Commercial Estate comprises a modern well established industrial / warehouse estate of steel portal frame construction with full height external profile steel cladding under a pitched roof incorporating translucent roof panels providing good natural light. Externally there are approximately 50 car parking spaces.

Specification

Industrial / Warehouse

- 4.8m (w) x 5.0m (h) surface loading door
- 8.4m eaves height
- 10m apex height
- Three phase power

Offices

- Open-plan accommodation
- Suspended ceilings
- Recessed LED lighting
- Air conditioning
- Male and female WCs
- Excellent parking

Energy Performance Asset Rating

EPC Rating: C:53

Accommodation

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

Floor	sq ft	sq m
Industrial / Warehouse	21,918	2,036.3
GF Under-croft / WCs	1,773	164.7
FF Office	1,773	164.7
Total	25,464	2,365.7

Rateable Value

£235,000

Terms

A new FRI lease for a term by arrangement and contracted outside the Landlord & Tenant Act.

Legal Costs / VAT

Each party to bear their own legal costs. Rents 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.



Ed Ponting

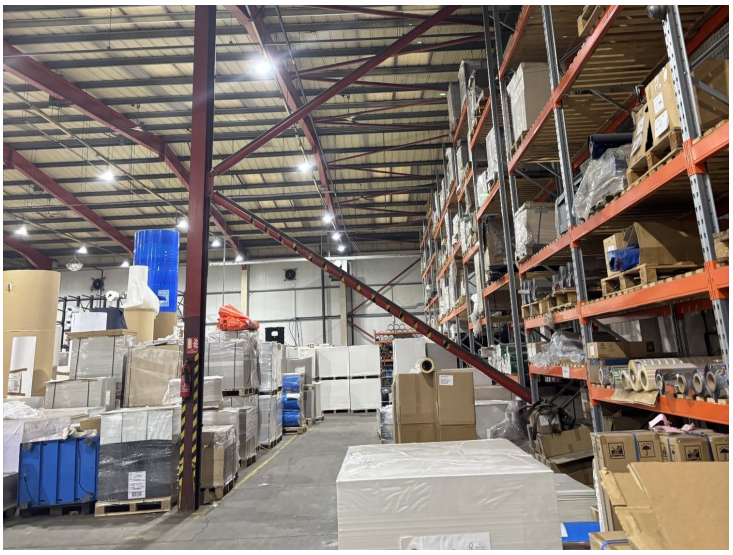
0118 921 1507
edponting@haslams.co.uk

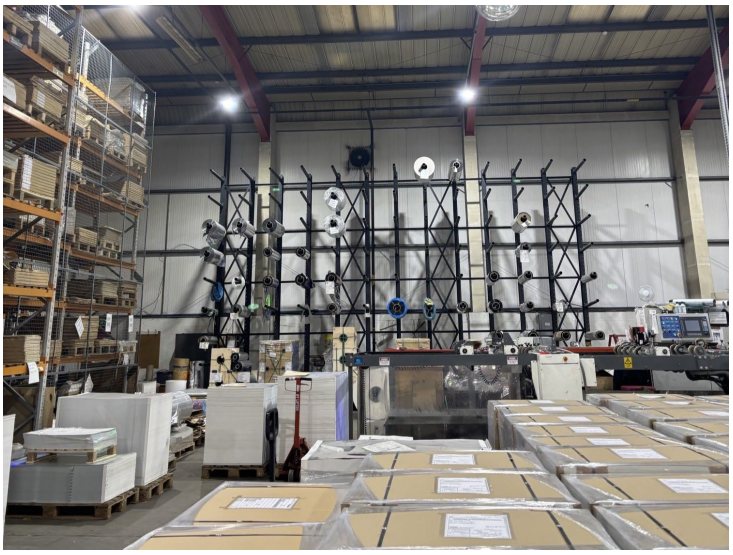


Tom Holwell

0118 921 1533
tomholwell@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







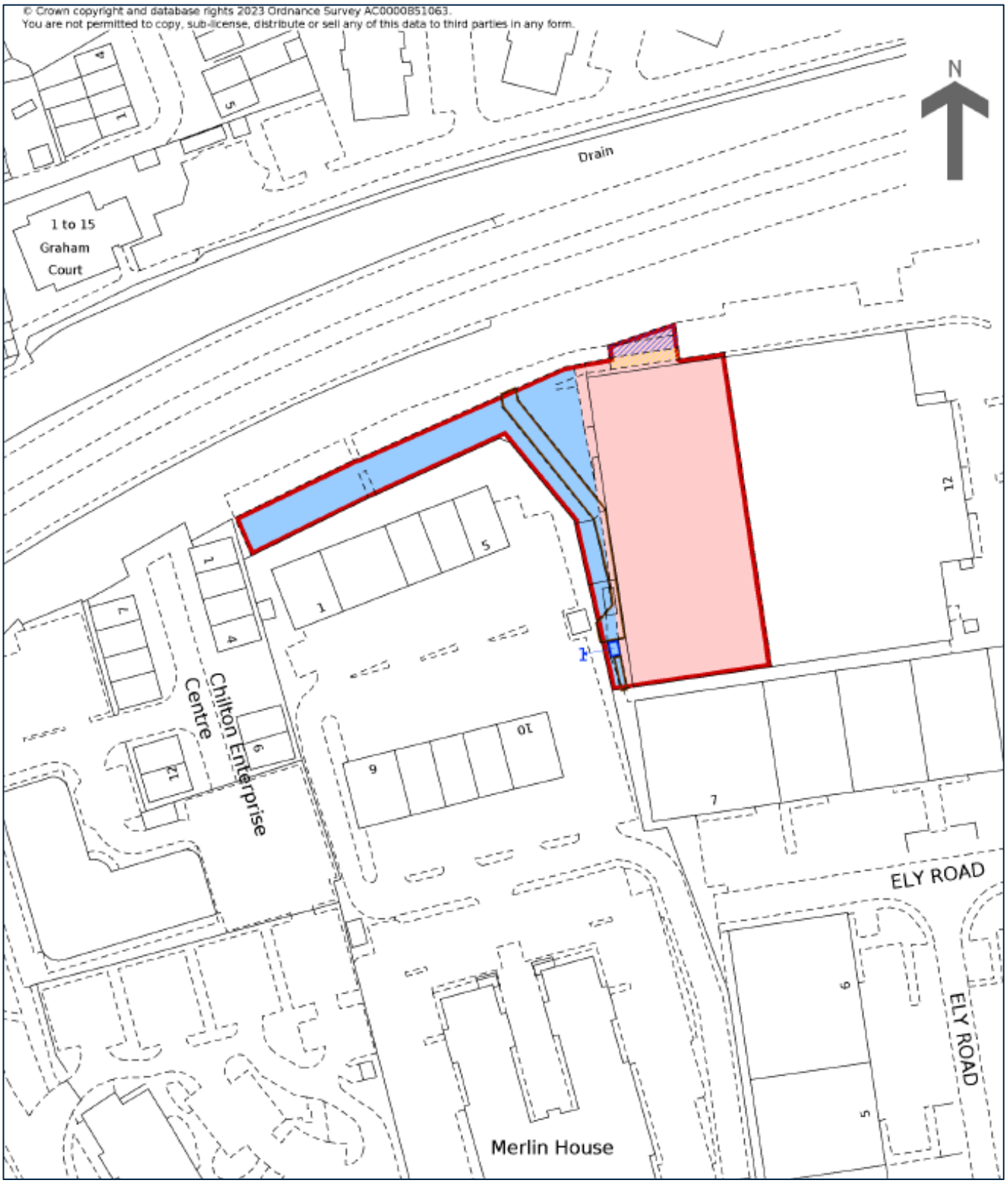






MISREPRESENTATION ACT 1967 The particulars are believed to be correct, but accuracy cannot be guaranteed and they are expressly excluded from any contract.
Haslams Surveyors LLP Apex Forbury Road Reading RG1 1AX

Site Plan


© Crown copyright and database rights 2023 Ordnance Survey AC0000851063.
You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form.
N
Drain
1 to 15
Graham
Court
Chilton Enterprise
Centre
ELY ROAD
ELY ROAD
Merlin House