HASLAMS
CHARTERED SURVEYORS

INDUSTRIAL UNIT with YARD

TO LET



7-9 CREMYLL ROAD

Reading Berkshire RG1 8NQ

TYPE	**INDUSTRIAL UNIT WITH SECURABLE YARD**
TENURE	**LEASEHOLD**
SIZE	**9,797** SQ FT (910 SQ M)

KEY POINTS

- UNDERGOING REFURBISHMENT
- Class E planning use so potential for uses including industrial and leisure
- Rear yard / loading area
- Excellent car parking
- 4.2m eaves height

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

Location

The premises are situated on Cremyll Road with access being gained from Richfield Avenue via Tessa Road. Reading Crossrail railway station is within walking distance with Junctions 10, 11 and 12 of the M4 each being within five miles, providing excellent communications with London, Heathrow Airport and the national motorway network.

what3words ///forks.photos.soup

Description

A detached industrial / workshop unit undergoing refurbishment works to provide open plan accommodation on the ground floor with under-croft accessed via a new loading door, with first floor offices to the front.

Specification

- Detached
- New loading door
- 3-Phase power
- Eaves height 4.2m
- Under-croft storage
- First floor air con offices
- Yard area / car parking to rear of building

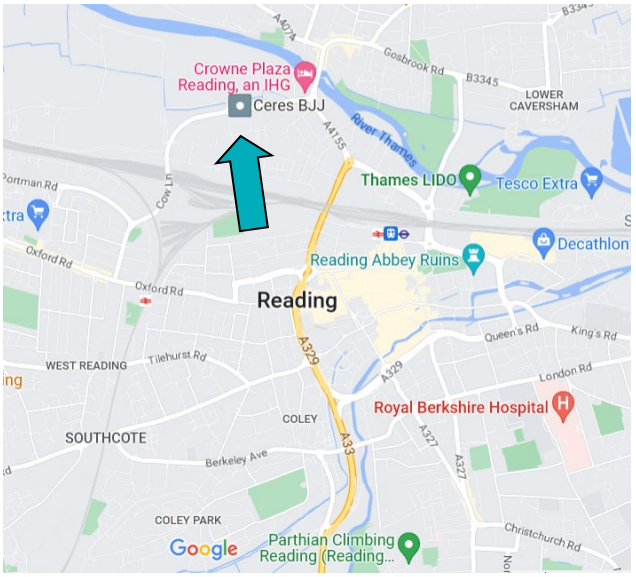
Accommodation

We understand the Gross Internal Area (GIA) is:

Floor	sq m	sq ft
Industrial / Workshop	699.3	7,527
GF Under Croft & WCs	105.4	1,135
FF Offices & WCs	105.4	1,135
Total	910.1	9,797

Business Rates

The Rateable Value is £76,000



Energy Performance Asset Rating

EPC Rating: D:87

Terms

A new FRI lease for a term by arrangement and to be contracted outside the L&T Act. Rent on application.

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 joint sole agents for further information or an appointment to view.

Joint Agent: Campbell Gordon 0118 959 7555



Alec White

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MISREPRESENTATION ACT 1967 The particulars are believed to be correct, but accuracy cannot be guaranteed and they are expressly excluded from any contract.
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