

TO LET

High quality modern industrial unit in an established location

UNIT #1

ACRE RD

READING | BERKSHIRE | RG2 0SU

68,610 SQ FT
(6,374 SQ M)

UP TO 1,500 KVA
AVAILABLE





BASINGSTOKE ↗

A33

J11

M4

Premier Inn

ALDI

YODEL
YOUR DELIVERY

IMPERIAL WAY

Bidfood

A33

SELECT CAR
LEASING STADIUM

dpd

VOLVO
TRUCK & BUS

MASTER TECH
COMMERCIALS

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HSS Hire

HORSEMAN
COACHES

READING GATE
RETAIL PARK

ACRE ROAD

GXO
WAITROSE
& PARTNERS

READING
TOWN CENTRE ↘



DESCRIPTION

The property comprises a detached industrial/warehouse building of steel portal frame with a full height outbuilding and secure shared yard to rear. There is a separate gated car park to the front.

The property underwent an extensive refurbishment in 2018, with the works including a new roof covering with a 20 year warranty.

There are modern open plan offices to first floor with the ground floor undercroft has been fitted to provide a staff canteen, locker room and break out areas.

ACCOMMODATION

	Sq M (GIA)	Sq Ft (GIA)
Warehouse	5,150.83	55,443
Ground floor undercroft/ staff amenity	513.50	5,527
First floor offices	519.24	5,589
Outbuilding	190.52	2,051
TOTAL	6,374.09	68,610

Measured on an approximate Gross Internal Area (GIA) basis

SPECIFICATION

Warehouse

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4 electrically
operated level
access loading
doors



6.75m eaves height.
8.5m to apex.



1275 kVA with
potential to
increase to
1,500kVA.



Shared secure
yard to rear of unit



EV charging points



Generator providing
an additional
350kVA can also be
included in a letting



Sealed 'powerfloat'
concrete floor



Solar PV on roof,
sold at a reduced
price to tenant



Secure car park
to front

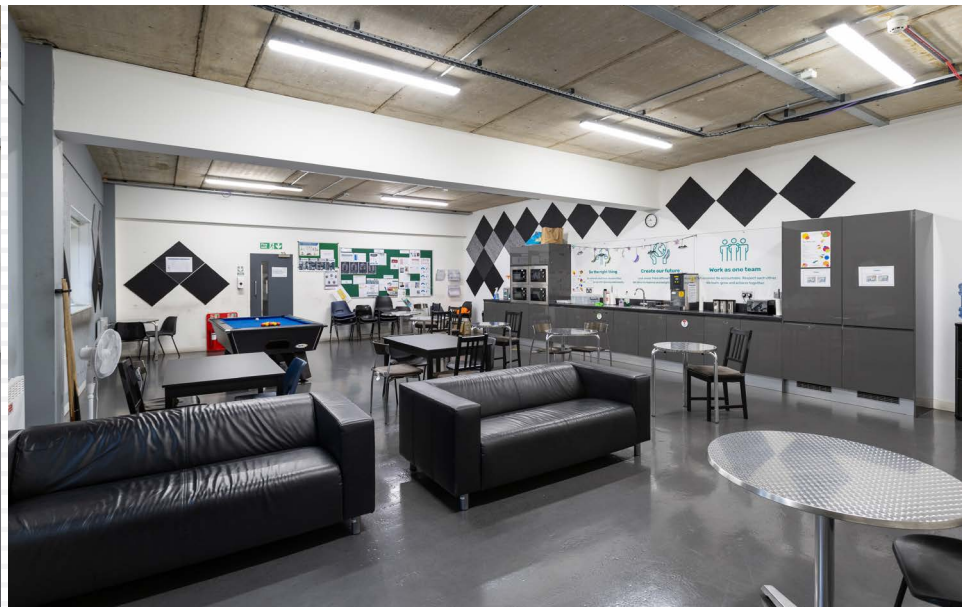


Connected to
upgraded mains
gas and water



SPECIFICATION

Ground floor



Reception
area



Staff canteen
and breakout
area



Locker room,
changing
room & shower
facilities



First floor Offices

LED lighting,
raised floors
& suspended
ceilings



Partitioning
to include
meeting
rooms



Kitchen &
break out
area



Outbuilding

1 electrically
operated
level access
loading door



5.75m to
haunch, rising
to 6.86m at
apex





M4 (J11)

<1 mile



**READING
STATION**

2.4 miles

LOCATION

The property occupies a prime location on Acre Road, an established industrial and logistics area within 1 mile of Junction 11 of the M4, via the A33 relief road.

Reading town centre is approximately 2 miles to the north and benefits from a national rail station with Crossrail, providing frequent and direct service to London Waterloo and Central London.

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TERMS

The property is available by way of either a sublet or assignment of the existing lease. Alternatively, a new lease may be available from the landlord.

Rent on application.

RATEABLE VALUE

The Rateable value assigned to the premises by the VOA from 1 April 2023 is £540,000.

EPC

EPC Rating B:50.

 [appeal.uses.mostly](https://www.appeal.uses.mostly)

FURTHER INFORMATION & VIEWINGS

Please contact the joint agents for further information:

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The Misrepresentation Act 1967.

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