

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

Premier Inn

M4

ALDI

YODEL
YOUR DELIVERY

IMPERIAL WAY

Bidfood

A33

SELECT CAR
LEASING STADIUM

dpd

VOLVO
TRUCK & BUS

MASTER TECH
COMMERCIALS

UNIT #1
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USS Hire

HORSEMAN
COACHES

READING GATE
RETAIL PARK

ACRE ROAD

READING
TOWN CENTRE ↘

GXO
WAITROSE
& PARTNERS



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

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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



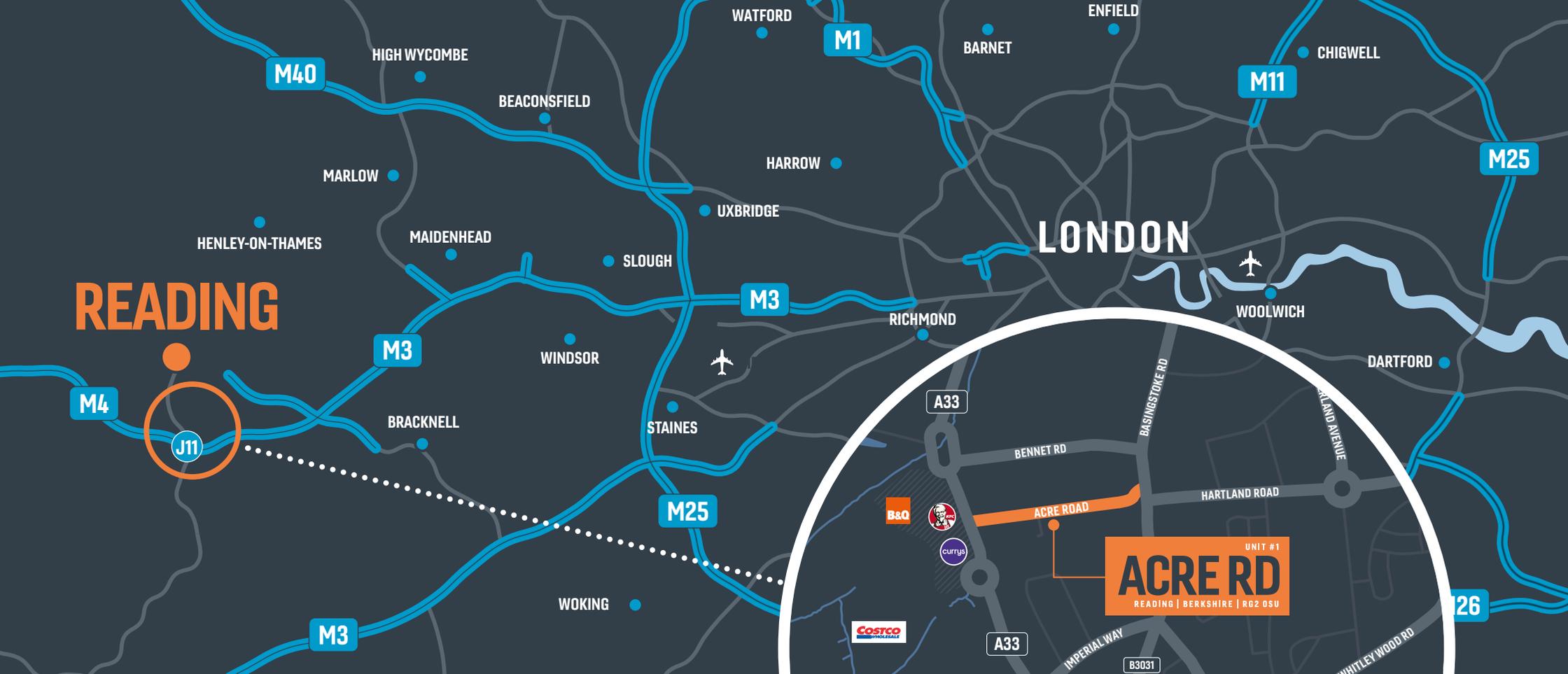
Outbuilding

1 electrically operated level access loading door



5.75m to haunch, rising to 6.86m at apex





READING

LONDON

**UNIT #1
ACRE RD**
READING | BERKSHIRE | RG2 0SU



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:

Heather Harvey-Wood

Cushman & Wakefield

M +44 (0) 7917 423 467

E Heather.Harvey-wood@cushwake.com

Thomas Erxleben

Cushman & Wakefield

M +44 (0) 7710 966 234

E Tom.Erxleben@cushwake.com

Alex Doyle

Cushman & Wakefield

M +44(0)7826 537 141

E Alexander.Doyle@cushwake.com

Neil Seager

Haslams

M +44(0)7879 600069

E Neilseager@haslams.co.uk

Ed Ponting

Haslams

M +44(0)7921 404659

E Edponting@haslams.co.uk



The Misrepresentation Act 1967.

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