hicks baker
commercial property

To Let



Unit 4b Kennet Weir Industrial Estate

Arrowhead Road, Reading, RG7 4AD

Refurbished warehouse/industrial unit to let in Theale, Berkshire. Easy access to M4 J12, Theale Station and local amenities.

4,412 sq ft
(409.89 sq m)

- New roller shutter door
- Secure gated yard
- 17m deep yard (circa 3,000 sq.ft)
- Ancillary office, kitchen and WC block
- Min eaves height approx 4.0m, rising to 6.3m

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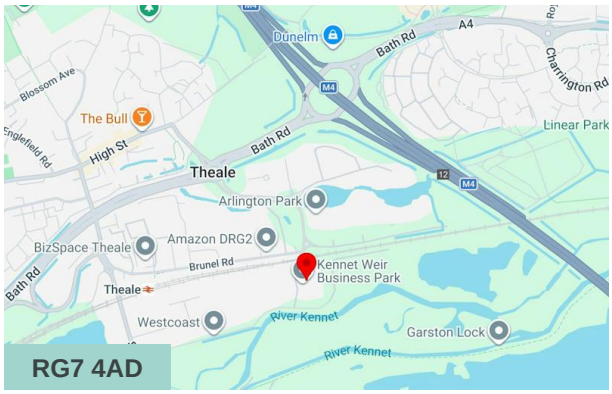
Summary

Available Size	4,412 sq ft
Rent	£10.50 per sq ft
Rates Payable	£3.35 per sq ft
Rateable Value	£34,250
Service Charge	N/A
VAT	Applicable
Estate Charge	TBC
EPC Rating	B







Description

Unit 4B comprises a fully refurbished terraced warehouse/industrial unit, with dedicated secure compound yard front area. The property is situated within the established Kennet Weir Industrial Estate, nearby occupiers include Iveco Trucks, Huws and Gray Build Base and Fenton Plant Hire.

Location

The property is located in Kennet Weir Industrial Estate on Arrowhead Road, offering easy access to Junction 12 of the M4 (approx 1.5 miles), Theale Station (approx 0.5 miles) and local amenity in the village centre (approx. 0.75 miles).

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 4b	4,412	409.89	Available
Total	**4,412**	**409.89**	

Viewings

Strictly by prior appointment with the sole agents, Hicks Baker

Terms

A new lease on FRI terms is available direct from the landlord.

Viewing & Further Information



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