



## Unit 44, Suttons Business Park

Reading, RG6 1AZ

**Light industrial / warehouse unit. Available on a sub-lease basis.**

**4,580 sq ft**  
(425.50 sq m)

- Electric roller shutter door
- 7 car parking spaces
- Large communal yard
- Male and Female WC's
- 24 hour on site security
- Internal (max) clear height is approx. 4.8m

# Unit 44, Suttons Business Park, Reading, RG6 1AZ

## Summary

|                |                                    |
|----------------|------------------------------------|
| Available Size | 4,580 sq ft                        |
| Rates Payable  | £8.23 per sq ft                    |
| Rateable Value | £78,500                            |
| Car Parking    | 7 car parking spaces               |
| VAT            | To be confirmed                    |
| Legal Fees     | Each party to pay their own costs. |
| Estate Charge  | £1.50 per sq ft                    |
| EPC Rating     | D                                  |

## Description

The property comprises of a semi-detached warehouse unit with ground floor ancillary offices to the front, and a rear warehouse with 4.8m max clear height, accessed via a large communal rear yard area. Loading door is 5.44m wide x 5.24 m high.

## Location

Suttons Business Park is a prime business location at the top of the A329M within 3 miles of Junction 10 of the M4 providing swift access to the national motorway network.

Reading Town Centre is approximately 1.5 miles to the west.

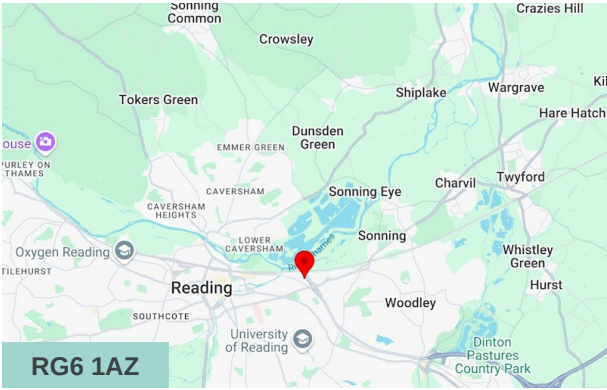
## Accommodation

The accommodation comprises the following areas:

| Name               | sq ft | sq m   | Availability |
|--------------------|-------|--------|--------------|
| Ground             | 3,945 | 366.50 | Available    |
| Ground - Ancillary | 635   | 58.99  | Available    |
| Total              | 4,580 | 425.49 |              |

## Tenure

Available by way of a new sublease basis, for a term to expire prior to September 2031.



## Viewing & Further Information



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