hicks baker
commercial property

To Let



Unit 7, IO Trade Centre

Tilehurst, Reading, RG30 6AQ

NEWLY REFURBISHED. Rarely available modern trade counter/warehouse unit.

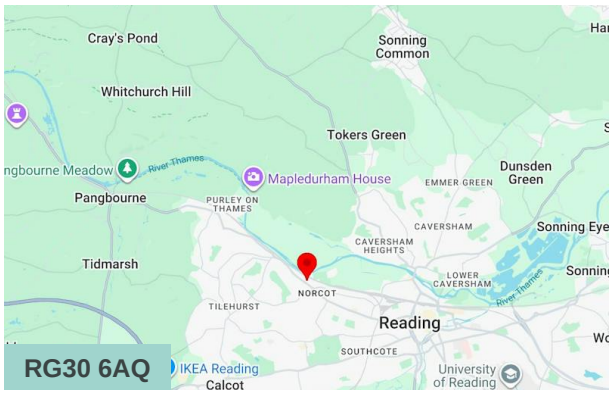
3,363 sq ft
(312.43 sq m)

- Rarely available unit on popular estate
- 6.8m eaves height
- Full height roller shutter door
- Dedicated parking
- 1,500 sq.ft. mezzanine
- Available immediately
- 8 parking spaces and loading bay

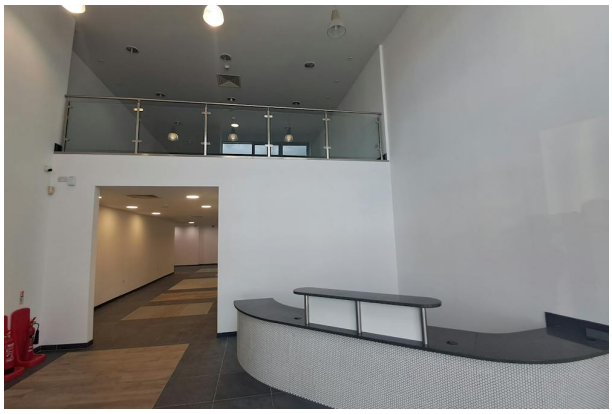
Unit 7, IO Trade Centre, Tilehurst, Reading, RG30 6AQ

Summary

Available Size	3,363 sq ft
Rent	Rent on application
Rates Payable	£7.35 per sq ft
Rateable Value	£51,500
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£0.77 per sq ft
EPC Rating	B (26)







Description

Unit 7, IO Trade Centre provides a modern mid-terrace trade counter/showroom unit of steel portal frame construction. The unit benefits from a full-height loading door, open-plan warehouse accommodation, and a well-presented reception/trade counter area from its most recent use. Internally, the space offers a practical layout with an extensive mezzanine, solid concrete floor, and generous internal height.

Location

IO Trade Centre is prominently located on Deacon Way, one of Reading's most established commercial and trade destinations. The estate is prominently located just off the Oxford road and provides excellent connectivity to Junction 11 and 12 of the M4, Reading town centre, and the wider Thames Valley.

Reading town centre is approximately 2 miles to the east, with regular public transport links serving the area. Tilehurst train station is less than 1 mile away which offers regular services to Reading.

Local occupiers in the area include Tool Station, Waitrose, Screwfix and Halfords. The area also has excellent amenity offering nearby with local and chain restaurants, two gyms and hotels all within easy walking distance.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 7	3,363	312.43	Available
Total	**3,363**	**312.43**	

Viewings

Strictly by prior appointment with the sole agents.

Terms

A new Full Repairing and Insuring lease is available direct from the landlord on terms to be agreed.

Viewing & Further Information



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