hicks baker
commercial property

For Sale



9 Cradock Road

Reading, RG2 0JT

Industrial/Workshop building FOR SALE. Prominently located in a popular commercial location.

11,301 sq ft
(1,049.90 sq m)

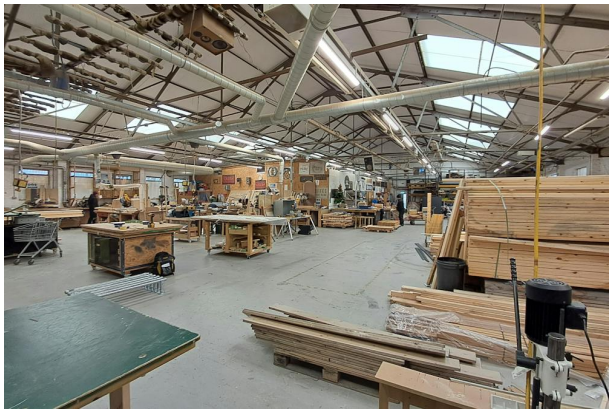
- Highly prominent industrial/ workshop building
- Excellent location close to J11 M4
- Good sized secured yard
- Two electric loading doors
- Ancillary storage

9 Cradock Road, Reading, RG2 0JT

Summary

Available Size	11,301 sq ft
Price	Price on application
Rates Payable	£4.79 per sq ft
Rateable Value	£97,500
VAT	TBC
Legal Fees	Each party to bear their own costs
EPC Rating	C (70)







Description

9 Craddock Road comprises a prominent industrial/workshop building with a generous, secure yard providing excellent external storage and loading. The overall site area is approx. 0.44 acres. The property benefits from two electric roller shutter doors, positioned on opposite sides of the building. The office accommodation is over ground and first floor to the front of the site. The main warehouse space has clear height of 3.7m with the roof apex at 7.6m.

The building has been extended at both ground and first floor level, offering additional accommodation suitable for workshop and storage. Significant improvements have been undertaken including the replacement of both the roof and the concrete floor in 2016.

Location

9 Craddock Road is positioned in an established industrial area, close to the A33 which provides fast access to Junction 11 of the M4 and the wider Thames Valley. The property sits approximately 1 mile south of Reading town centre and Reading Station. The surrounding area is home to a mix of trade counter, light industrial and service based occupiers, making it a practical and well connected location.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	9,581	890.10	Available
1st - Office	805	74.79	Available
1st - Store	916	85.10	Available
Total	**11,302**	**1,049.99**	

Viewings

Strictly by prior appointment with the sole agents Hicks Baker.

Terms

The property is offered freehold. Vacant possession is available from March 2027. Further information is available upon request.

Viewing & Further Information



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