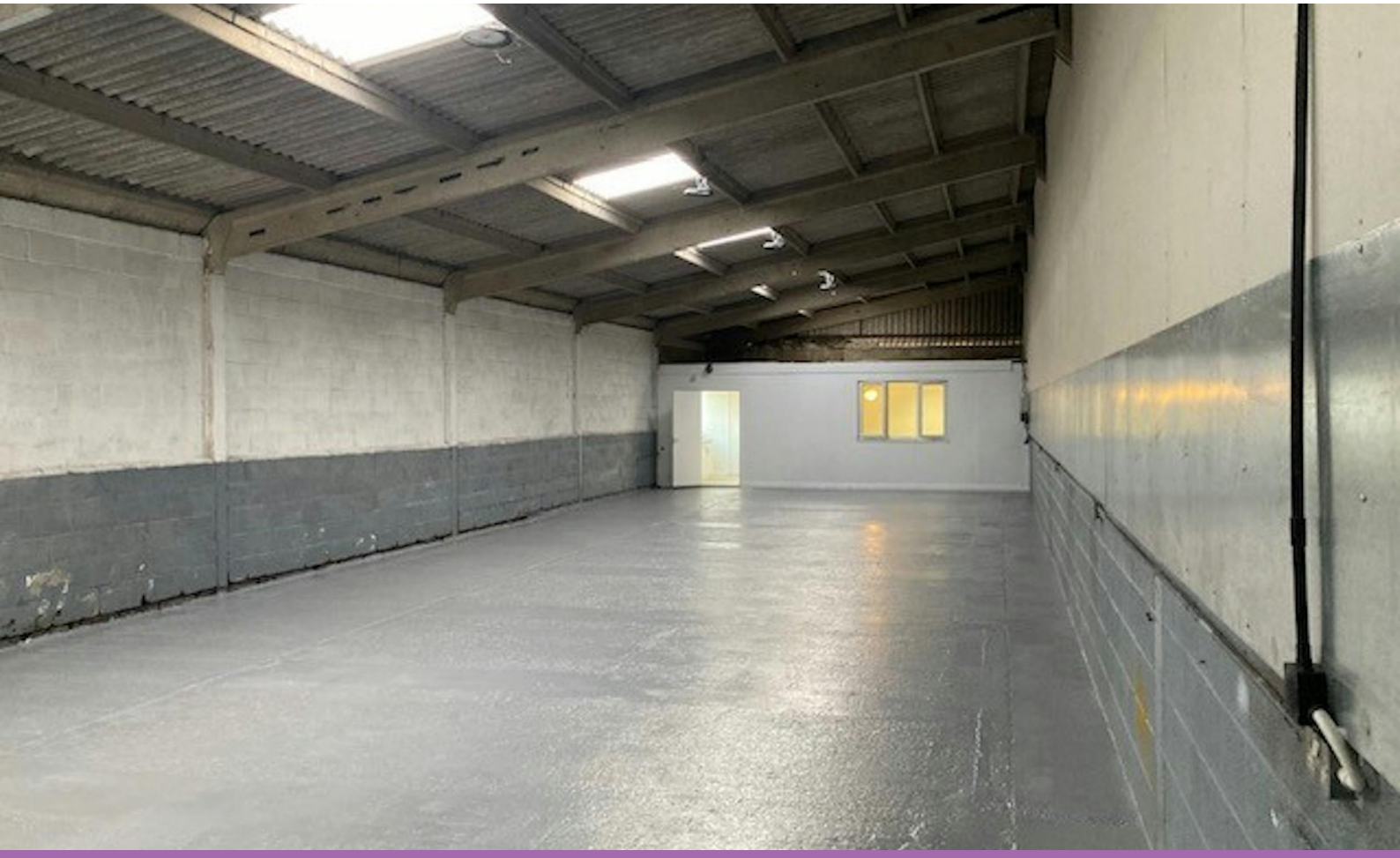
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Industrial Unit, South of Reading

2 (South Wing)

Thurley Farm Business Units, Pump Lane,
Reading, RG7 1LL

Industrial

TO LET

2,185 sq ft

(202.99 sq m)

- Rural Industrial Unit with Office
- 3 Phase Electricity
- WC & Kitchenette
- Security Gates and CCTV on Business Park
- Generous Parking Ratio
- Located close to J11 of M4 with easy access to M3
- Close to Shinfield Studios

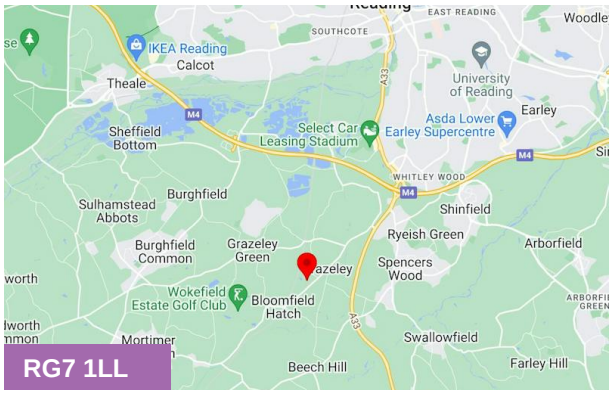
2 (South Wing), Thurley Farm Business Units, Pump Lane, Reading, RG7 1LL

Summary

Available Size	2,185 sq ft
Rent	£24,000 per annum
Rates Payable	£9,720 per annum approx, from April 2026.
Rateable Value	£22,500
Service Charge	£182 per month Subject to Annual Varience
EPC Rating	Upon enquiry







Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit - 2 (South Wing)	2,185	202.99

Description

The property provides useful warehouse/workshop space with large double doors to the front of the unit. There is a small office to the rear, WC and kitchenette. The unit also benefits from 3 phase electrical supply. There is generous onsite parking/loading and the business park benefits from electric security gates and security cameras.

Please note this unit is not suitable for vehicle repair & servicing businesses

Location

The property conveniently located 3 miles south of Reading Junction 11 on the M4. This provides excellent access to London, Heathrow and the West. The nearby A33 also provides easy access southwards to the M3 at Hook or Basingstoke.

Terms

Available on a new lease, for a term to be agreed. The lease will be direct with the Landlord.

Viewings

By prior arrangement with the Agents.

Business Rates

The tenant will be responsible for paying Business Rates directly to the Local Authority.

Legal Fees & VAT

Each party will be responsible for their own Legal Fees. All figures are quoted exclusive of VAT which we understand will be chargeable.

Viewing & Further Information



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