# Unit 14, Robert Cort Industrial Estate, Britten Road, Reading, RG2 0AU

**To Let**

Industrial / Warehouse Unit To Let

# Unit 14, Robert Cort Industrial Estate, Britten Road, Reading, RG2 0AU

## Summary

- EPC: C (75)
- Lease: New Lease

## Further information

- View details on our website

## Contact & Viewings

**James Newton**
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## Joint Agents

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## Description

The unit comprises a self-contained starter industrial / warehouse unit with a large loading door and car parking

## Location

The premises are located on Britten Road, off Elgar Road South, accessed via Basingstoke Road. Junction 11 of the M4 is approximately 1½ miles to the south providing excellent communications with London, Heathrow Airport and the national motorway network.

## Accommodation

| Description | sq ft | sq m |
|---|---|---|
| Ground Floor Industrial / Warehouse | 504 | 46.82 |
| **Total** | **504** | **46.82** |

## Specifications

- Refurbished
- Self-contained
- Popular estate
- Loading door (3mW x 3.3mH)
- Min height 3.4m
- 3-Phase power supply
- Separate pedestrian entrance
- Fluorescent lighting
- WC
- Allocated car parking
- **NOT Suitable for Motor Trade*

## Terms

New Internal repairing & insuring lease for a term to be agreed & contracted outside Landlord and Tenant Act.
There is a maintenance charge for the upkeep of the roofs and common areas of the estate.
A rent deposit is required from all tenants.

## Legal Costs / VAT

Each party to bear their own legal costs.
Prices are quoted exclusive of VAT.

## Business Rates

The Rateable Value for the property is £8,100.


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