Unit 5, Robert Cort Industrial Estate, Britten Road, Reading, RG2 0AU

To Let

Industrial / Warehouse Unit To Let

Unit 5, 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

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Joint Agents

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Description

Soon to be refurbished, modern self-contained warehouse / trade counter unit on popular estate with large loading door, first floor office 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	2,078	193.05
Ground Floor Office / WC	500	46.45
First Floor Office	500	46.45
Total	**3,078**	**285.95**

Specifications

- Popular estate
- Large loading door (3.6mW x 4.7mH)
- Min height 5.4m
- 3-Phase power supply
- Painted concrete floor
- Good natural light
- Offices with LED lighting
- **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 £40,500.

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