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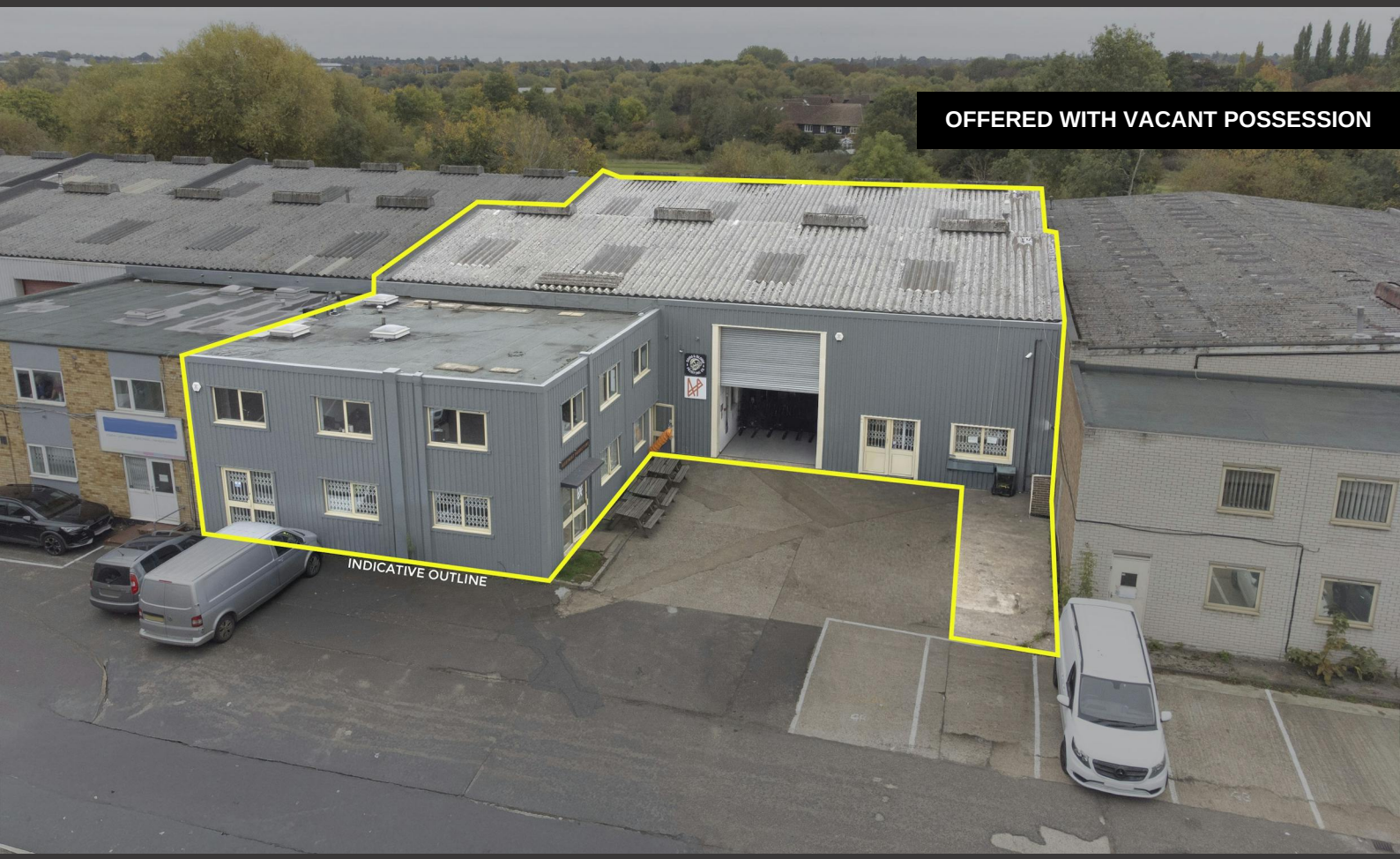
FOR SALE



Unit 4A Paddock Road

Reading, RG4 5BY

Industrial / Warehouse Unit

11,668 sq ft

(1,083.99 sq m)

- Clear eaves 5.3m rising to 7.3m
- Allocated parking spaces
- Roller shutter door
- Loading bay
- 3 Phase power
- Welfare facilities
- Ancillary office accommodation
- Close proximity of Reading Station (Elizabeth Line)
- Additional parking spaces available upon negotiation

Unit 4A Paddock Road, Reading, RG4 5BY

Summary

Available Size	11,668 sq ft
Price	£1,650,000
Business Rates	Interested parties are advised to contact the Local Authority.
Service Charge	TBC
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (60)

Location

The premises are situated on Paddock Road in the Lower Caversham area, just northwest of Reading centre. Both Reading central and Reading Central railway station are easily accessible providing regular high-speed services to London via the Elizabeth Line, including the surrounding regions and Crossrail. Reading is served by Junctions 10, 11 and 12 of the M4 motorway, providing easy access to the national motorway network.

Travel Distances

Reading UG Station (Elizabeth Line) - 1.1 miles
Reading Town Centre - 1.2 miles
M4 Junction 11 - 5 miles
Source: Google Maps

Description

Unit 4A Paddock Road comprises a mid terraced industrial / warehouse unit with a double pitched roof. Clear open plan warehousing is arranged over the ground floor and ancillary office accommodation is available to the first floor level. Access to the warehouse is available via an full height roller shutter door serviced by a dedicated loading bay. The unit benefits from 3 phase power, welfare facilities and a max height of 7.3m. Allocated parking is located to the front elevation with additional parking spaces available upon negotiation.

Tenure

Freehold.

Accommodation

All measurements are approximate and measured on a gross internal area basis.

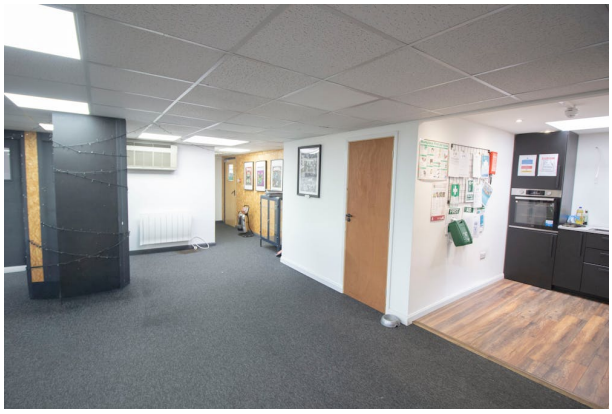
Description	sq ft	sq m
Ground Floor Warehouse	7,090	658.68
Ground Floor Offices	2,436	226.31
First Floor Offices	2,142	199
Total	**11,668**	**1,083.99**

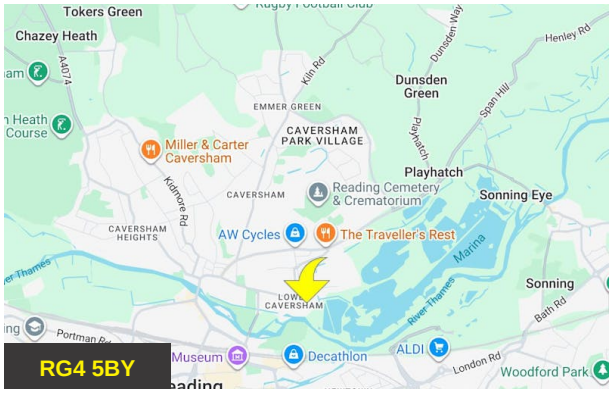
Anti-Money Laundering (AML) Requirements

Interested parties will be required to provide the appropriate information to satisfy current AML regulations at the stage Heads of Terms are agreed.

Disclaimer

None of the amenities have been tested by Telsar.





Viewing & Further Information

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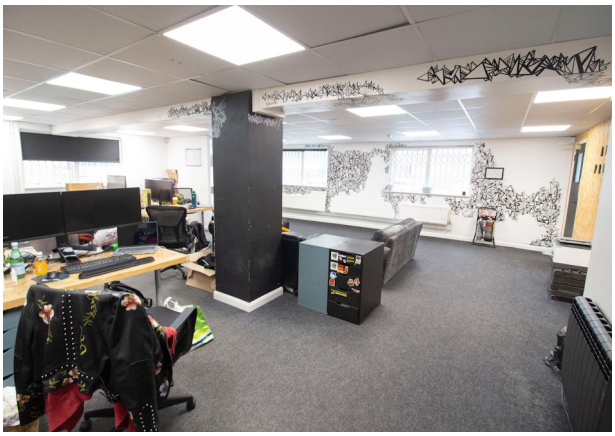
WASH YOUR
DISHES
F***ERS!