

WAREHOUSE/INDUSTRIAL UNIT FOR SALE



6,318 Sq. Ft. (587 Sq. M.)

8 Boulton Road

Reading

RG2 0NH

Industrial Unit With Modern Offices

kemptoncarr.co.uk | Maidenhead office 01628 771221



Location

The property is situated near the town centre in Reading, in close proximity to various independent and national occupiers such as Tile Depot, A.E.L., Toolstation, Speedy Hire and Enterprise Vehicle Hire. Reading is a thriving town within the Thames Valley, offering good transport links via M4 & M25.

Description

A detached industrial unit, with three storey modern, brick built office building benefiting from modern décor & air cooling, kitchen and toilet facilities. Leading onto single storey workshop with roller shutter access and toilets, adjoining modern steel frame warehouse with brick and metal profile cladding elevations giving 8m eaves to a maximum height of 9.3m and roller shutter access door. The property benefits from gated loading area, security doors and window shutters and good car parking.

Accommodation

	Sq Ft	M2
Offices		
Ground Floor	954 sq. ft.	88.66 sq. m.
First Floor	952 sq. ft.	88.42 sq. m.
Second Floor	556 sq. ft.	51.65 sq. m.
Workshop	1,429 sq. ft.	132.74 sq. m.
Warehouse	2,428 sq. ft.	225.53 sq. m.
TOTAL	6,318 sq. ft.	587 sq. m.

Approx gross internal area (GIA)

Terms

Price P.O.A.

Each party to pay their own professional and legal expenses.

Business Rates

The billing authority is Reading Borough Council

Rateable value: £43,750.00

We suggest that these amounts are verified by contacting the local authority directly.

Legal Costs/VAT

Each party to bear their own professional and legal costs.

The property is elected to pay VAT.

Amenities

- Parking
- High Specification
- High Eaves to Warehouse

Energy Performance Rating

T.B.C.

Viewing and further information



David Pearce

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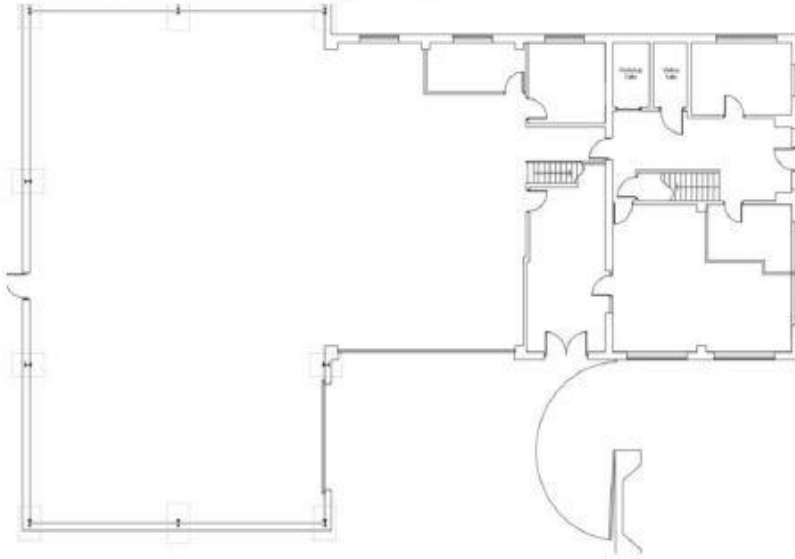
Mitchell Brooks

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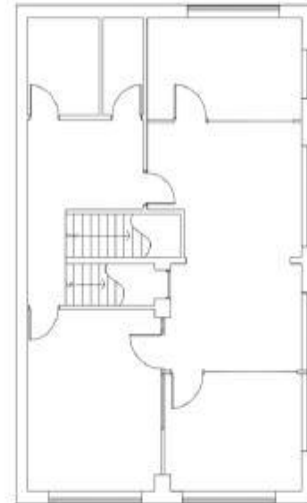
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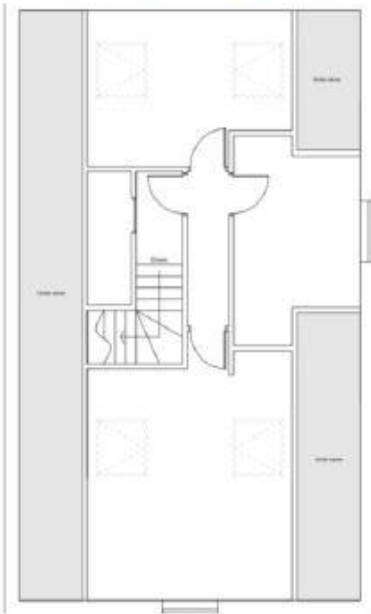
Ground Floor Existing Plan



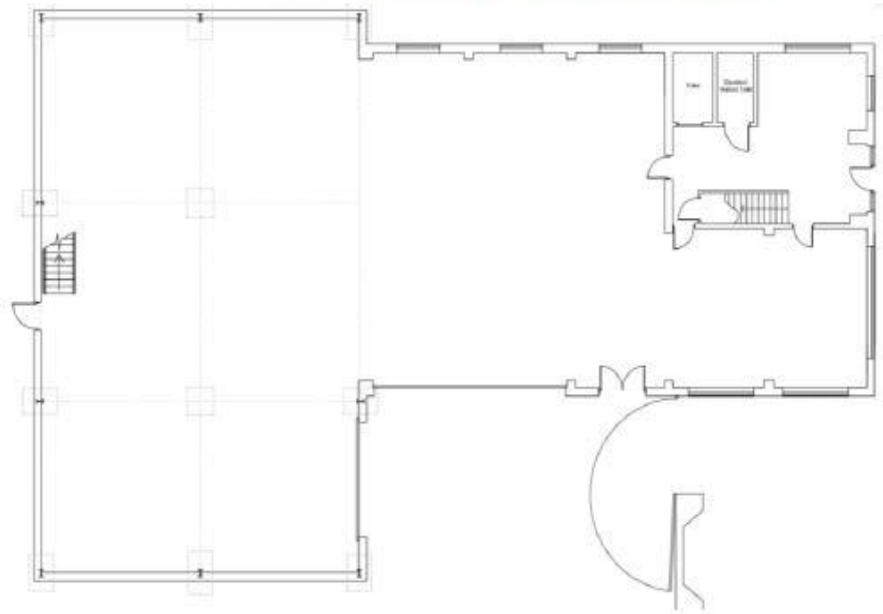
First Floor Existing Plan



Second Floor Existing Plan



Possible Ground floor (Open Plan)



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PROPERTY CONSULTANTS