

WAREHOUSE / INDUSTRIAL UNIT TO LET



12,660 Sq.Ft. (1,176.14 Sq.m) approx G.I.A

6 Bridgewater Close

Reading

Berks

RG30 1NS

FLEXIBLE LEASE TERMS AVAILABLE

kemptoncarr.co.uk | Reading Office 0118 4026893



Location

The unit is located within the established Portman Road Industrial Area, which is circa one mile west of the town centre.

Road links are good with the M4 motorway easily accessible via J11 or 12, providing access onto London, Heathrow Airport and the national motorway network.

Description

The unit can be found within a shared gated yard. The accommodation can be found within a detached industrial / warehouse building of steel portal frame under a pitched roof. To the front of the unit two-storey offices can be found, incorporating a reception.

The warehouse is accessed via a roller-shutter loading door, and benefits from mezzanine floor. The mezzanine floor can be removed if not of use to a prospective tenant.

Accommodation

	Sq.Ft.	Sq.M
Warehouse	9,896	919.3
Ground Floor Offices & Amenity	1,382	128.42
First Floor Offices	1,382	128.42
Total	12,660	1,176.14
Mezzanine	3,100	288.0

G.I.A. = Gross Internal Area

Terms

Rent: from £7.85psf, per annum exclusive, plus VAT.

The unit is available to rent on a new lease on terms to be agreed by negotiation.

Flexible lease terms are available.

Legal Costs / VAT

Each party to bear their own legal costs.

The property is NOT elected for VAT.

Business Rates

The billing authority is Reading Borough Council.

Rateable value: £78,500

We suggest these amounts, and actual rates payable are verified by contacting the ratings officer at the billing authority directly.

Amenities

- 5m x 4m roller-shutter loading door.
- 5.1m eaves height
- 8.9m to apex
- Shared yard with electric access gate
- 3 Phase Power
- Kitchen facility
- Male & female WCs
- 7 demised car parking spaces, plus the ability to double park.

EPC

To be completed following works.



Viewing and further information

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