



UNIT 9 ROBERT CORT

Britten Road Reading Berkshire RG2 0AU

TYPE	INDUSTRIAL / WAREHOUSE / TRADE COUNTER
TENURE	LEASEHOLD
SIZE	3,099 SQ FT + MEZZANINE 1,384 sq ft (287.8 SQ M)

KEY POINTS

- > 5 metre minimum eaves height
- > Full height roller shutter door
- > 3 car parking spaces
- > Short distance from Reading Town Centre and Junction 11 of M4 via A33
- > Major occupiers nearby including GSF Car Parts, Medlock Electrical and Makro

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.

Description

The property comprises of a two storey, mid-terrace, industrial unit of portal frame construction with brick and blockwork infill with insulated, corrugated roof with roof lights.

Specification

The property benefits from the following amenities;

- 5 metre minimum eaves height
- 3 car parking spaces
- 3 phase power
- Mezzanine of 1,384 sq. ft.
- Full height roller shutter loading door
- Loading / circulation space at front of unit
- 24hr access and security
- Kitchen
- WC's

Energy Performance Asset Rating

EPC Rating: D:78

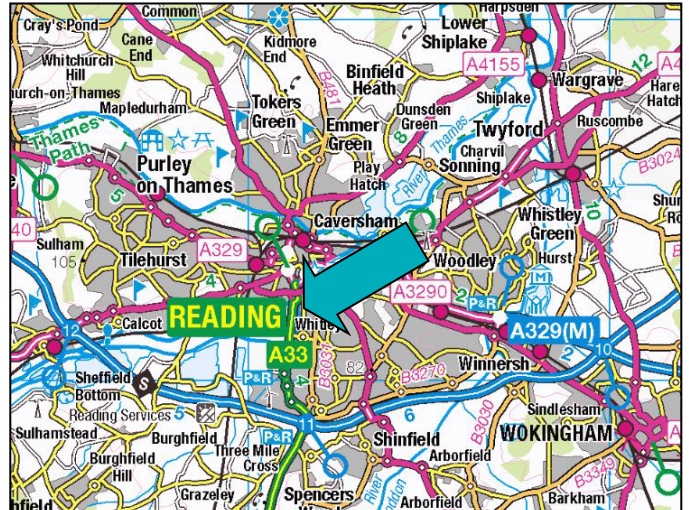
Accommodation

We understand the Gross Internal Areas (GIA) are as follows;

Floor	sq ft	sq m
Warehouse and ancillary	2,542	236.1
First Floor	557	51.7
Total	3,099	287.8
Mezzanine	1,384	128.6

Rateable Value

£28,500 (2023-24 business rates multiplier = 49.9 pence)



Terms

The property is available by way of an assignment. The passing rent is £29,960 per annum (c. £9.67 psf).

Legal Costs / VAT

Each party to bear their own legal costs. Rents are quoted exclusive of VAT which will be charged.

Anti-Money Laundering Regulations

To comply with Anti Money Laundering regulations, Haslams Surveyors LLP undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Viewing & Further Information

Please contact the sole agents for further information or an appointment to view.



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