

Talbot House • Reading

**TO LET**

**10,920 sq ft** (1,014.47 sq m)

**Warehouse with yard**

Talbot House, 4-6 Meadow Road, Reading, Berkshire RG1 8LB



## Location

Talbot House is situated on Meadow Road and forms part of the well-established industrial, warehouse, showroom and trade counter area to the north of Reading town centre.

Other occupiers include Mercedes Benz, KwikFit, Brandon Hire plc, Genting Casino and The Crown Plaza Hotel.

Reading town centre and associated amenities including the Elizabeth Line station, RailAir and Oracle shopping/leisure complex are within walking distance.

Road communications are good with Junction 11 of the M4 motorway easily accessible via the A33 dual carriageway providing direct links with London, Heathrow Airport and the national motorway network.

## Local occupiers



Mercedes-Benz



CROWNE PLAZA



## Description

Talbot House is a detached warehouse unit with 3 loading doors on a secure site of approximately 1.4 acres.

## Features



SECURE  
1.4 ACRE  
SITE



10.0m  
APEX  
HEIGHT



TRANSLUCENT  
ROOF PANELS



3  
LOADING DOORS



3  
PHASE POWER



RARELY  
AVAILABLE



8.2m  
CLEAR  
HEIGHT



CONCRETE  
FLOOR



EXCELLENT  
TRANSPORT  
LINKS

## Accommodation

		sq ft	sq m
Ground floor	Full height warehouse	7,427	689.97
Ground floor	Lower height warehouse	1,151	106.93
Ground floor	Storage / Trade & WCs	1,171	108.79
First floor	Storage	1,171	108.79
<b>Total</b>		<b>10,920</b>	<b>1,014.47</b>



## Terms

A new FRI lease to be contract outside the L&T Act for a term expiring in 2027.

## Rent

Upon application and plus VAT.

## EPC Rating

To be reassessed.

## Costs

Each side to pay their own legal and professional costs.

## Planning

Interested parties to satisfy themselves on their required planning use.

## Services / Health & Safety

We have not tested the services. Interested parties are advised to satisfy themselves concerning all health and safety matters.



 **HASLAMs**  
CHARTERED SURVEYORS

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