



**HASLAM'S**  
CHARTERED SURVEYORS

INDUSRIAL / WAREHOUSE UNIT

**TO LET**



# 3-5 TESSA ROAD

Reading Berkshire RG1 8HH

<b>TYPE</b>	<b>INDUSTRIAL / WAREHOUSE</b>
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<b>TENURE</b>	<b>LEASEHOLD</b>
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<b>SIZE</b>	<b>13,671 SQ FT</b> (1,270 SQ M)
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## KEY POINTS

- > Tarmac yard / car park
- > Two loading doors
- > 3 phase power
- > Refurbished
- > New Roof
- > New uPVC double glazed windows

T: 0118 921 1515    W: [haslams.co.uk](https://www.haslams.co.uk)



## Location

Tessa Road is situated to the North West of Reading town centre within walking distance of Reading Crossrail station providing regular services to London and the West.

J11 of the M4 motorway is easily accessible via the A33 in turn providing direct links with London, Heathrow Airport and the national motorway network.

what3words ///fantastic.races.train

## Description

Industrial / warehouse unit, with first floor office and securable yard.

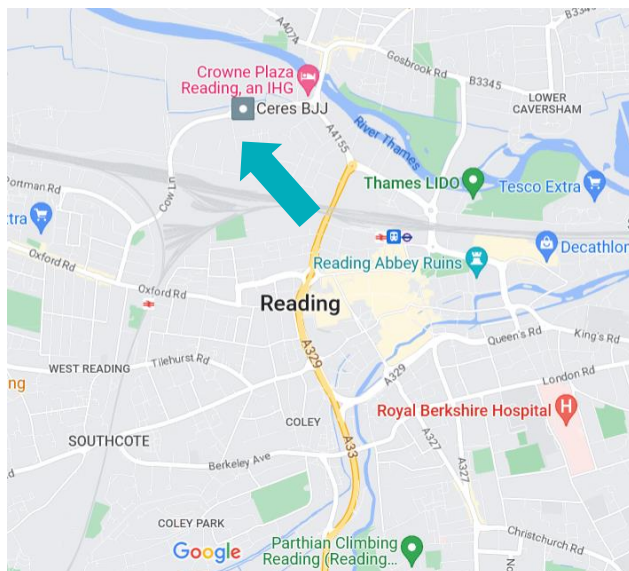
## Specification

- Refurbished
- New roof
- New uPVC double glazed windows
- Tarmac yard/car park
- Minimum height 3.9m
- Apex height 5.5m
- Two loading doors (3.6mW x 2.8mH)
- Painted concrete floor
- LED lighting
- 3 Phase power
- Good road/rail links
- Suspended ceiling to office
- Air con / heating units to office

## Accommodation

The Gross Internal Area (GIA) is as follows:

Floor	sq ft	sq m
Industrial / warehouse	10,293	956.22
GF Storage / WCs	1,477	137.21
FF Office	1,901	176.60
<b>Total</b>	<b>13,671</b>	<b>1,270.04</b>



## Energy Performance Asset Rating

EPC Rating: D (77)

## Terms

A new FRI lease for a term by arrangement and contracted outside the Landlord & Tenant Act.

## Legal Costs / VAT

Each party to bear their own legal costs. Prices are quoted exclusive of VAT which may be chargeable.

## Business Rates (2023/2024)

The Rateable Value is £83,000.

## Viewing & Further Information

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



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