



UNIT 8 NIMROD INDUSTRIAL EST

Nimrod Way Reading RG2 0EB

TYPE	INDUSTRIAL / WAREHOUSE
TENURE	LEASEHOLD
SIZE	7,160 SQ FT (665 SQ M)
RENT	£13.50 PER SQ FT PA

KEY POINTS

- > To be refurbished
- > 6.1m minimum eaves
- > Large loading door
- > Excellent car parking
- > New roof
- > Available Q3 2023

Location

Nimrod Industrial Estate is located off Elgar Road South, which in turn connects with Basingstoke Road and Junction 11 of the M4 motorway, providing excellent communications with the London Heathrow Airport and the national motorway network.

what3words ///navy.doll.incomes

Description

Unit 8 comprises an industrial / warehouse with trade counter unit with excellent onsite car parking, to be refurbished.

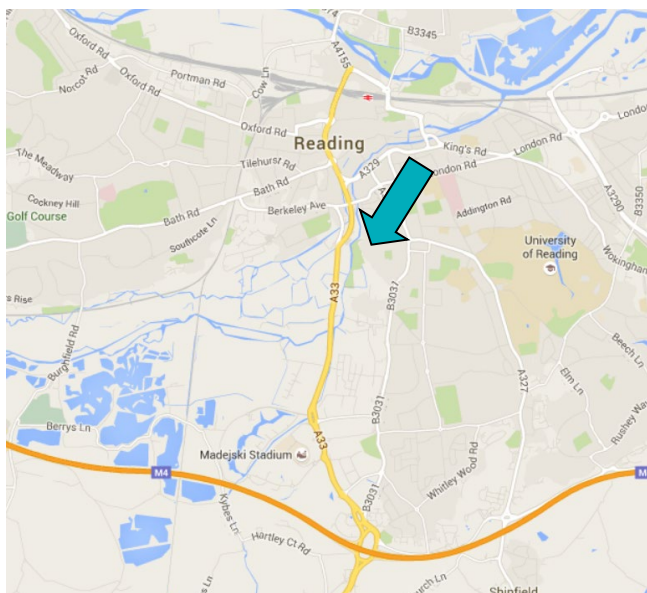
Refurbishment to Include

- New Roof
- Reline valley gutters
- Internal and external redecoration.
- Redecoration of large roller shutter door (keep the dimension of the door)
- New suspended ceiling and flooring in office
- New PVCu double glazed windows to front elevation
- New front door and rear fire exit doors
- New kitchenette
- New WC fixtures and fittings
- New LED Lighting
- New electric heating to office
- New EV charging point
- *Photos of a similar unit*

Accommodation

We understand the gross Internal Area (GIA) is as follows:

Floor	sq ft	sq m
GF Industrial / warehouse	5,680	527.67
GF Trade / WCs	740	68.75
FF Office	740	68.75
Total	7,160	665.16



Energy Performance Asset Rating

EPC Rating: E (106)

Terms

A new Full Repairing and Insuring lease for a term to be agreed.

Legal Costs / VAT

Each party to bear their own legal costs. Prices are quoted exclusive of VAT.

Business Rates (2023/2024)

The Rateable Value for the property is £66,500.

Viewing & Further Information

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



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