

UNIT 30 WORTON GRANGE READING

Industrial / Warehouse
Available To Let
55,066 Sq Ft (5,115.79 Sq M)



Under Refurbishment



2 dock level and 6 level access doors



Enclosed yard



On-site security



60 car parking spaces



Refurbishment to include new roof



8.9m eaves height



Clear internal height 7.88m



Target EPC "A"



Completion Q4 2024



DESCRIPTION

The unit is constructed from a steel frame design incorporating steel profile elevations. The unit is arranged as full-height warehouse space with offices situated on the ground and first floor.

The unit is to undergo substantial refurbishment. This will feature a new roof, EV chargers, and PVs, targeting an EPC A rating.

ACCOMMODATION

	SQ FT	SQ M
Unit - Warehouse	49,828	4.629.17
Unit - Ground Floor Office	2,664	247.49
Unit - First Floor Office	2,574	239.13
Total (GIA)	55,066	5.115.79

TERMS

Available by way of a new FRI lease direct from the landlord on terms to be agreed.

VIEWING

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



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