



**HASLAM'S**  
CHARTERED SURVEYORS

WORKSHOP / STORAGE UNIT

**TO LET**



# UNIT 2 THE PORTMAN CENTRE

37-45 Loverock Road Reading RG30 1DZ

**TYPE** INDUSTRIAL/WAREHOUSE

**TENURE** LEASEHOLD

**SIZE** 2,407 SQ FT  
(223.59 SQ M)

## KEY POINTS

- > Rarely available
- > Corner unit
- > Three phase power
- > Large loading door
- > Excellent parking

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



## Location

The unit fronts Loverock Road, which runs parallel to Portman Road, located to the west of Reading town centre. Road communications are good with the M4 motorway easily accessible via junctions 11 or 12 providing direct links with London, Heathrow Airport and the national motorway network.

what3words:///path.patrol.froze

## Description

The premises provides an end-terrace industrial / warehouse unit with a clear height of 3.32m, maximum height of 4.30m, large concertina loading door, 3-phase power, concrete floor, kitchen and two WCs.

Externally there is allocated car parking.

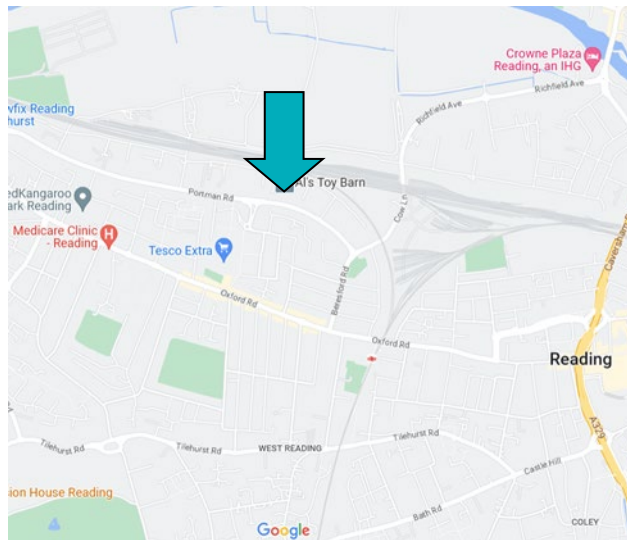
## Specification

- 3-phase power supply
- Large loading door
- Clear height 3.32m
- Concrete floor
- Lighting
- WC and tea point facilities
- Excellent car parking
- Security bars

## Accommodation

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

Floor	sq ft	sq m
Warehouse	2,202	205.55
Kitchen/WC's	204	19.04
<b>Total</b>	<b>2,407</b>	<b>223.59</b>



## Energy Performance Asset Rating

EPC Rating: TBC

## Business Rates (2023/2024)

The Rateable Value for the property is £21,500

## Terms

A new Full Repairing and Insuring lease for a term to be agreed and contracted outside the L&T Act.

Rent on application.

## Legal Costs / VAT

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

## 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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