



Photo for indicative purposes only

## UNIT 8 CUTBUSH INDUSTRIAL PARK

Danehill Lower Earley Reading RG6 4UT

<b>TYPE</b>	<b>INDUSTRIAL/WAREHOUSE</b>
<b>TENURE</b>	<b>LEASEHOLD</b>
<b>SIZE</b>	<b>2,971 SQ FT</b> (276 SQ M)

### KEY POINTS

- > Easy access to J10 and J11 of M4
- > Excellent car parking
- > Three phase power
- > Covered loading bay
- > Large up and over loading door

## Location

Cutbush Industrial Park is located midway between Junctions 10 and 11 of the M4 providing direct access to London, Heathrow Airport and the national motorway network.

what3words:///comical.eagles.loose

## Description

Semi detached industrial / warehouse on popular business park with excellent access to both J10 and J11 of M4 motorway.

## Specification

- Excellent car parking
- Large up & over loading door
- 6.0m clear height
- 8.75m max height
- Painted concrete floor
- 3-phase power
- Covered loading bay
- Open plan office

## Accommodation

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

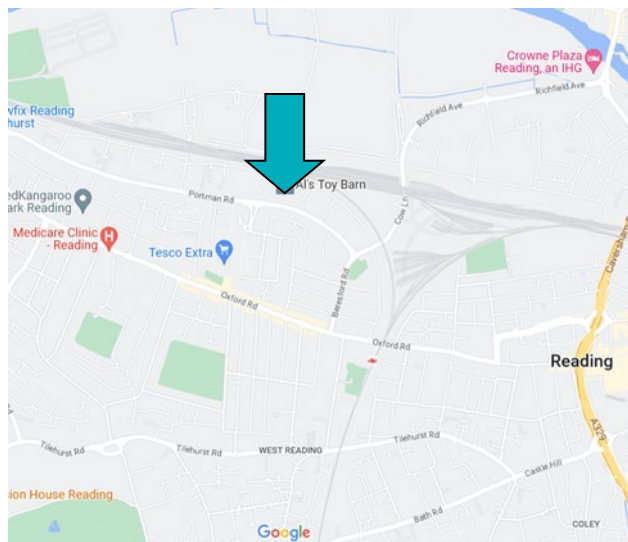
Floor	sq ft	sq m
Industrial / Warehouse	2,509	233.09
Office / WC's	462	42.92
<b>Total</b>	<b>2,971</b>	<b>276.01</b>

## Energy Performance Asset Rating

EPC Rating: D:98

## Business Rates (2023/2024)

The Rateable Value for the property is £30,000



## 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.



Alec White

0118 921 1514  
alecwhite@haslams.co.uk



Photos for indicative purposes only