



**HASLAM'S**  
CHARTERED SURVEYORS

WORKSHOP / STORAGE UNIT

**TO LET**



# UNIT 25 MILFORD TRADING ESTATE

Milford Road Reading RG1 8LG

<b>TYPE</b>	<b>WORKSHOP / STORAGE</b>
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<b>TENURE</b>	<b>LEASEHOLD</b>
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<b>SIZE</b>	<b>1,600 SQ FT</b> (148 SQ M)
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## KEY POINTS

- > Three phase power
- > Electric roller door
- > WC and tea point facilities
- > Parking



## Location

Milford Trading Estate is accessed from Richfield Avenue via Tessa Road Cremyll Road located approximately half-a-mile to the northwest of Reading town centre.

Reading Crossrail train station is within walking distance with Junctions 10, 11 and 12 of the M4 each being within 5 miles providing excellent communications with London/Heathrow Airport and the national motorway network.

## Description

The premises comprise a workshop / storage unit of brick construction under a flat timber framed roof with large loading door.

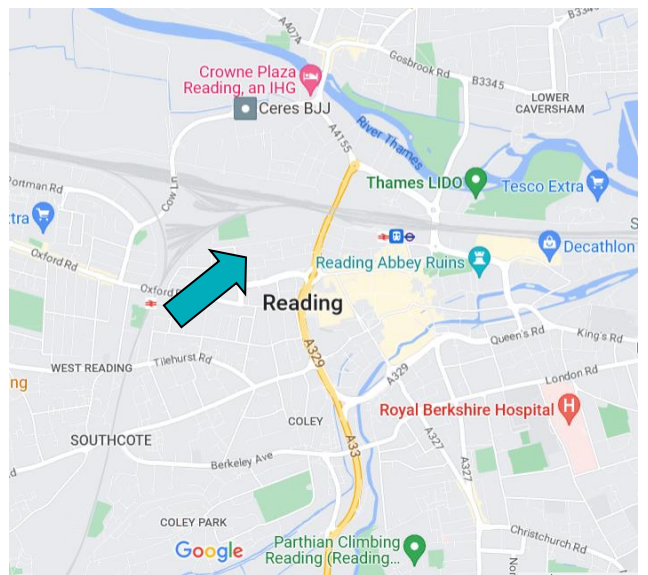
## Specification

- 3-phase power supply
- Electric loading door (2.45mW x 3mH)
- Min height approx. 3.1m
- Concrete floor
- LED lighting
- WC and tea point facilities
- Car parking
- All incoming tenants are required to pay a rent deposit, the level of which is determined on covenant strength

## Accommodation

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

Floor	sq ft	sq m
Ground flr workshop / storage	1,600	148.64
<b>Total</b>	<b>1,600</b>	<b>148.64</b>



## Energy Performance Asset Rating

EPC Rating: TBA

## Terms

A new Full Repairing and Insuring lease to be 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.

## Business Rates (2023/2024)

The Rateable Value for the property is £13,750.

## 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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\*Photos of a similar unit