



HASLAM'S
CHARTERED SURVEYORS

WORKSHOP / STORAGE UNIT

TO LET



UNIT 23 MILFORD TRADING ESTATE

Milford Road Reading RG1 8LG

TYPE	WORKSHOP / STORAGE
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TENURE	LEASEHOLD
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SIZE	1,500 sq ft (139 sq m)
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KEY POINTS

- > Three phase power
- > Large loading door
- > WC and tea point facilities
- > Parking

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



Location

Milford Trading Estate is accessed from Richfield Avenue via Tessa Road and 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 self-contained workshop / storage unit of brick construction under a flat timber framed roof with a large loading door.

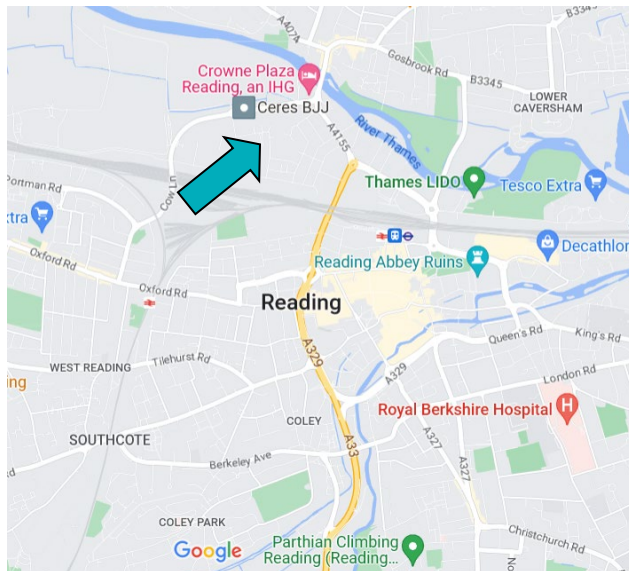
Specification

- 3-phase power supply
- Loading door (approx. 2.45mW x 3mH)
- Min height approx. 3.1m
- Concrete floor
- 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	1,500	139.35
Total	1,500	139.35



Energy Performance Asset Rating

EPC Rating: D

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

The Rateable Value for the property is £13,000.

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