1 MEADOW ROAD
Reading Berkshire RG1 8LB

TYPE	WAREHOUSE
TENURE	LEASEHOLD
SIZE	**11,208** SQ FT (1,041.22 SQ M)

KEY POINTS

- Three phase power
- Large electric loading door
- Maximum eaves height 9.5m
- Excellent transport links
- Within walking distance to Reading town centre
- Dual level mezzanine floor

Location

The unit is situated on the corner of Meadow Road and Milford Road forming part of Richfield Industrial Estate. The premises are within walking distance of Reading town centre, Crossrail train station and associated amenities.

Junction 11 of the M4 motorway is easily accessible providing direct communications to London, Heathrow Airport and the national motorway network.

what3words ///bolts.ideal.itself

Description

A rarely available warehouse unit benefitting from excellent eaves height, good transport links, parking as well as the following features:-
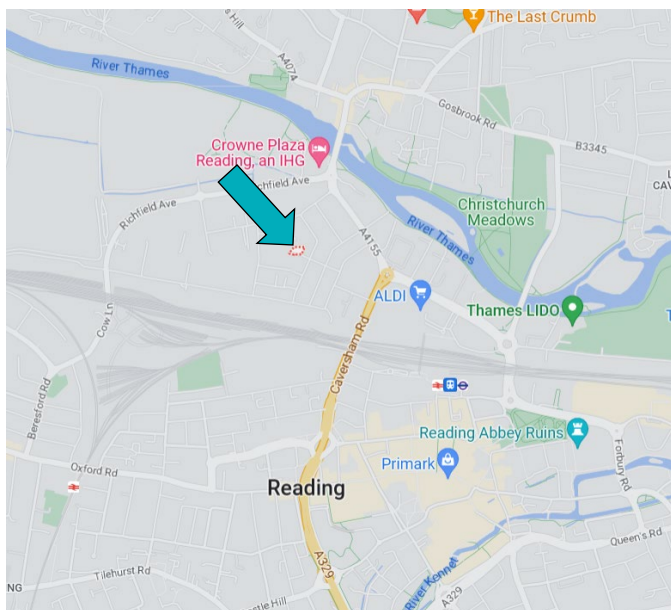
Specification

- Three phase power
- Large electric loading door
- Maximum eaves height 9.5m
- Excellent transport links
- Walking distance to Reading town centre and Crossrail train station
- Office with WCs and tea point

Accommodation

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

Floor	sq ft	sq m
Ground Floor Warehouse	9,942	923.61
Ground Floor Office	1,266	117.61
Total	11,208	1,041.22

Energy Performance Asset Rating

EPC Rating: B:48

Terms

Available on a new FRI lease until April 2027 to be contracted outside the L&T Act.

Legal Costs / VAT

Each party to bear their own legal costs.
Rents are quoted exclusive of VAT which may be chargeable.

Business Rates (2024/2025)

The Rateable Value is £43,500.

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 agent for further information or an appointment to view.

Alec White

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