



**HASLAM'S**  
CHARTERED SURVEYORS

STORAGE UNIT

**TO LET**



# GRD FLOOR MEADOW VIEW COURT

215 Cardiff Road Reading RG1 8HX

<b>TYPE</b>	<b>STORAGE / WAREHOUSE</b>
<b>TENURE</b>	<b>LEASEHOLD</b>
<b>SIZE</b>	<b>2,089 SQ FT</b> (194 SQ M)

## KEY POINTS

- > 2 car parking spaces
- > Double doors for loading
- > Perfect for overflow storage
- > Optional 1477 sqft 1<sup>st</sup> floor office also available
- > Within walking distance to Reading town centre

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



## Location

The premises are prominently positioned on the corner of Richfield Avenue and Cardiff Road within walking distance of Reading town centre and Crossrail train station. Reading is served by Junctions 10, 11 and 12 of the M4 providing excellent road communications with London, Heathrow Airport and the national motorway network.

what3words ///tables.pool.report

## Description

Ground floor of a three-storey part brick, part clad building. Externally the premises benefit from two car parking spaces within a secure car park.

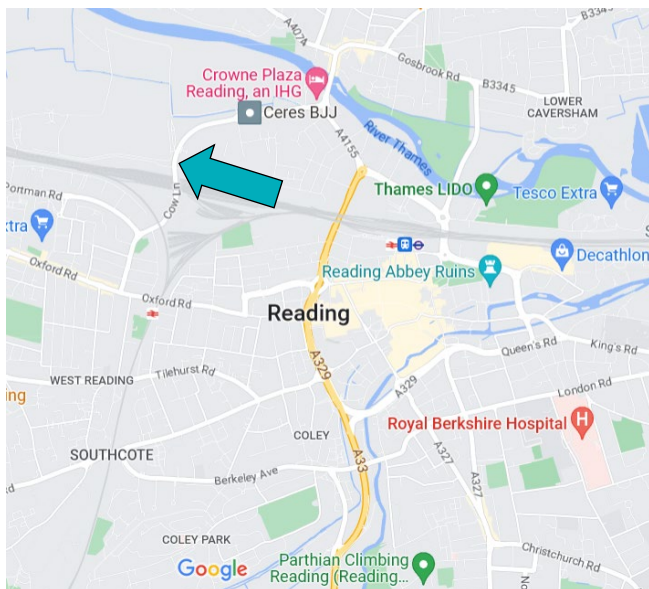
## Specification

- Double entrance doors 2.1mH x 2.7mW
- Gas radiator heating
- Secure car park with 2-spaces
- Painted concrete floor
- Ceiling mounted lighting
- WC & Tea Point
- NO MOTORTRADE
- Optional 1477 sqft 1<sup>st</sup> Floor office also available

## Accommodation

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

Floor	sq ft	sq m
Ground Floor Warehouse	2,089	194
<b>Total</b>	<b>2,089</b>	<b>194</b>



## Energy Performance Asset Rating

EPC Rating: C:63

## Terms

Available by way of a new fully repairing and insuring lease for a term to be agreed and contracted outside the Landlord and Tenant Act.

## 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 £13,250.

## 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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