

TO LET



**Unit B1 – B3 Kenavon Drive,
Forbury Park Industrial Estate Reading, RG1 3HS
Industrial / Warehouse Unit – 24,954 sq ft on 2.14 acre site**



Key Features

- 8m eaves with 9.5m to apex
- Extensive securable yard areas
- High power supply of 1 MVA
- 2/3 loading doors
- Close to Reading town centre
- Two storey offices

Location

The property is situated on Kenavon Drive, approximately 0.6 miles from Reading Train Station and just off the inner distribution road (IDR). The property is located to the rear of retail warehousing occupied by Argos and Decathlon.

Description

Detached industrial / warehouse unit of steel portal frame construction incorporating steel profile elevations.

The property is arranged as full height warehouse with offices situated on the ground and first floor. The unit is set on a site area of approx. 2.14 acres and benefits from extensive securable yards to the west and rear of the property, as well as a large car park to the front and east.

Accommodation

Approx GIA	Sq Ft	Sq M
Warehouse	16,718	1,553.10
Ground Floor Office	4,118	382.56
First Floor Offices	4,118	382.56
TOTAL	24,954	2,318.23

All areas are approximate gross internal.

EPC

EPC Rating: To be assessed

Amenities

The property benefits from the following:

- Extensive securable yard areas
- Separate car parking
- 2/3 loading doors
- 8m eaves with 9.5m to apex
- High power supply of 1 MVA
- Two storey open plan offices

Terms

Available by way of a new FRI lease of up to 5 Years direct from the landlord. The lease will be Subject to a maximum term certain of 3 years with mutual rolling breaks thereafter.

VAT

VAT is payable.

Rates

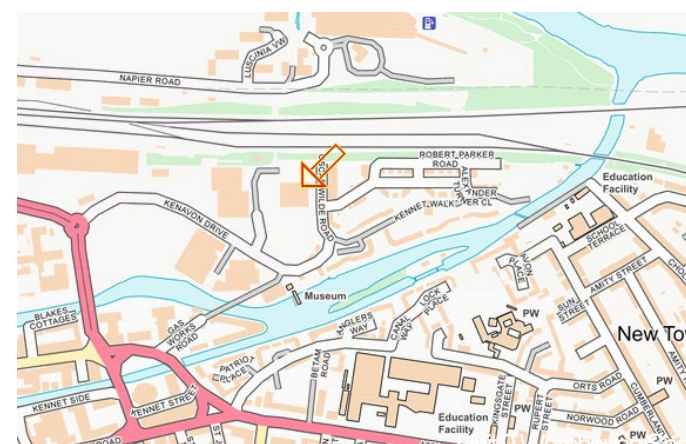
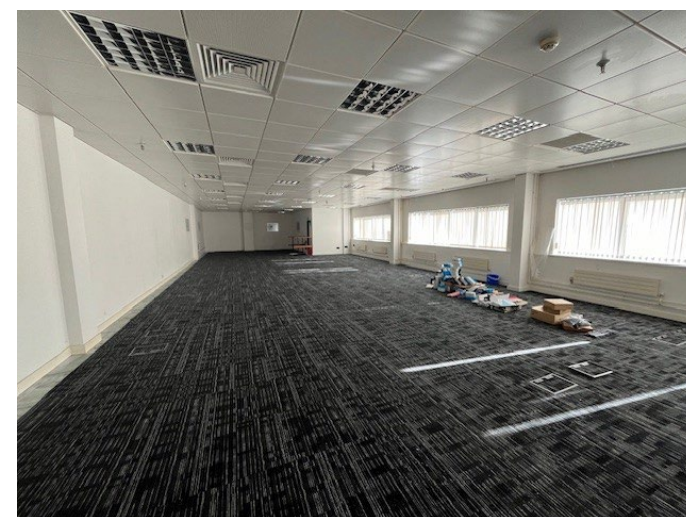
Applicants are advised to make their own enquiries via the billing authority Reading Borough Council.

Due Diligence

Any interested party will be required to provide the agent with information to comply with anti-money laundering legislation.

Legal Costs

Each party to bear their own legal costs.



Contact

For further information, or to arrange a viewing, please contact Knight Frank or the joint agents:



SHAUN ROGERSON

020 8176 9673
079 70 304 392
Shaun.Rogerson@knightfrank.com



CATHERINE DE BILLOT

0118 921 1549
catherinedebillot@haslams.co.uk

NEIL SEAGER

0118 921 1516
neilseager@haslams.co.uk

SUBJECT TO CONTRACT

IMPORTANT NOTICE

1. Particulars: These particulars are not an offer or contract, nor part of one. Any information about price or value contained in the particulars is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon for any purpose. You should not rely on statements by Knight Frank in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property. No responsibility or liability is or will be accepted by Knight Frank LLP, seller(s) or lessor(s) in relation to the adequacy, accuracy, completeness or reasonableness of the information, notice or documents made available to any interested party or its advisers in connection with the proposed transaction. All and any such responsibility and liability is expressly disclaimed.
2. Photos, Videos etc: The photographs, images, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
5. Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP may be required to establish the identity and source of funds of all parties to property transactions.
6. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated March 2024. Photographs dated February 2024.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership.