



Rural Industrial Unit South of Reading

3 Thurley Farm Business Units

Pump Lane, Reading, RG7 1LL

Industrial TO LET

9,002 sq ft

(836.31 sq m)

- Warehouse with Office Space
- Rural Setting close to J11 of M4
- Double Doors to Front and Side of Unit
- 3.5m Eaves rising to 6m at Apex
- Kitchette & WCs
- Security Gates & CCTV on Site

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Summary

Available Size	9,002 sq ft
Rent	£10.00 per sq ft
Rates Payable	£28,443 per annum Based on 2023 Calculations
Rateable Value	£57,000
Service Charge	£0.44 per sq ft
EPC Rating	Upon enquiry

Description

This warehouse offers double doors to the front of the unit and one set of double doors to the side. There are two small partitioned offices on the ground floor, along with a kitchenette and male and female WCs. There is also a small mezzanine providing additional office space.

There is 3 phase electricity, further communal WCs and Security Gates & CCTV.

Location

The property is very well located just a few minutes drive south of Reading and Junction 11 on the M4 which then provides excellent access to the motorway networks for London, Heathrow and the South West. The A33 dual carriageway also provides good access southwards to the M3 at Hook or Basingstoke.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse	8,580	797.11
Ground - Office	328	30.47
1st - Office	94	8.73
Total	9,002	836.31

Viewings

By prior arrangement with the agent only.

Terms

Available on a new lease, for a term to be agreed. The lease will be direct with the Landlord.

Business Rates

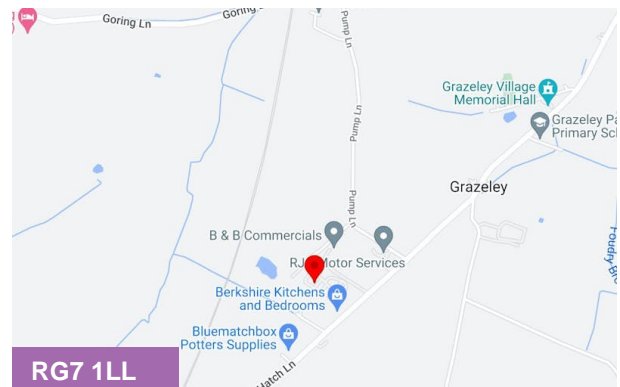
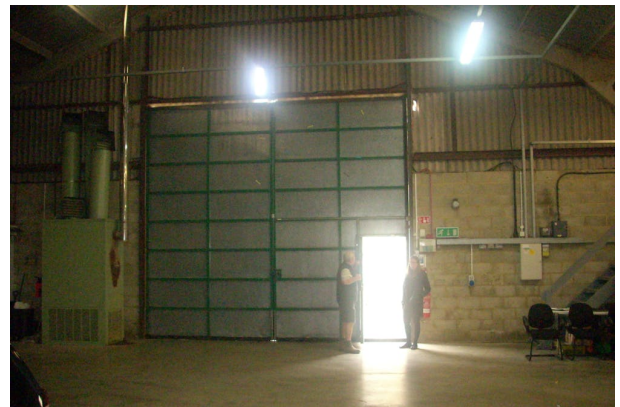
The tenant will be responsible for paying Business Rates directly to the Local Authority.

Legal Fees

Each party will be responsible for their own Legal Costs.

VAT

All figures are quoted exclusive of VAT which we understand will be chargeable.



Viewing & Further Information



Helen Bewsey

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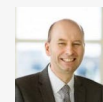
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