Rural Industrial Unit South of Reading

11 Thurley Farm Business Units

Pump Lane, Reading, RG7 1LL

Industrial

TO LET

2,181 sq ft
(202.62 sq m)

- Roller Shutter Doors to Front and Rear of Unit
- Good Parking and Loading Areas
- Eves Height of 4m rising to 4,9m at Apex
- WC & Kitchen Facilities
- 3 Phase Electricity
- Electric Security Gates & CCTV on Site
- Easy Access to J11 of M4 & M3 at Hook

Summary

Available Size	2,181 sq ft
Rent	£26,300.00 per annum
Rates Payable	£9,231.50 per annum Based on April 2023 Valuation
Rateable Value	£18,500
Service Charge	£2,000 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

This rural Business Park offers a secure site with Security Gates and CCTV. The unit benefits from roller shutter doors to the front and rear of the warehouse offering easy loading access. There is 3 phase electricity, WC & Kitchen facilities.

Please note that this unit is not suitable for Car Mechanic & Servicing Companies, nor Car Sales.

Location

Thurley Business Park 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

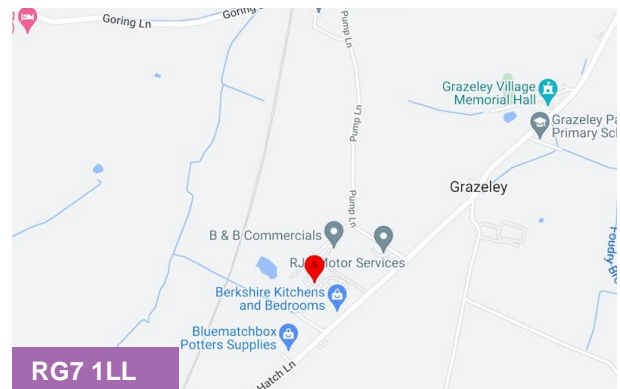The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse Space	1,967	182.74
Ground - Storage/Facilities	214	19.88
Total	**2,181**	**202.62**

Viewings

By appointment with the Agent only

Terms

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

RG7 1LL

Viewing & Further Information

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