



UNIT B2 DEACON WAY

Reading Berkshire RG30 6AZ

TYPE	INDUSTRIAL / WAREHOUSE
TENURE	LEASEHOLD
SIZE	11,209 SQ FT (1,041.37 SQ M)

KEY POINTS

- > Industrial / warehouse unit
- > Large secure shared yard
- > 5m eaves height rising to 7.2m at pitch
- > Sodium lighting in warehouse
- > Ceiling mounted warehouse radiators

Location

The property is located on Deacon Way within a proven industrial / warehouse area close to the A329 (Oxford Rd). It lies approximately 1.5 miles to the west of Reading town centre, 1.5miles east of Tilehurst.

Description

A semi-detached, low office content, clear span industrial / warehouse building of steel portal frame construction under a pitched corrugated roof incorporating translucent roof panels with integral offices to the front. The unit benefits from two electrically operated roller shutter loading doors together with a secure shared yard and ample on site car parking.

Specification

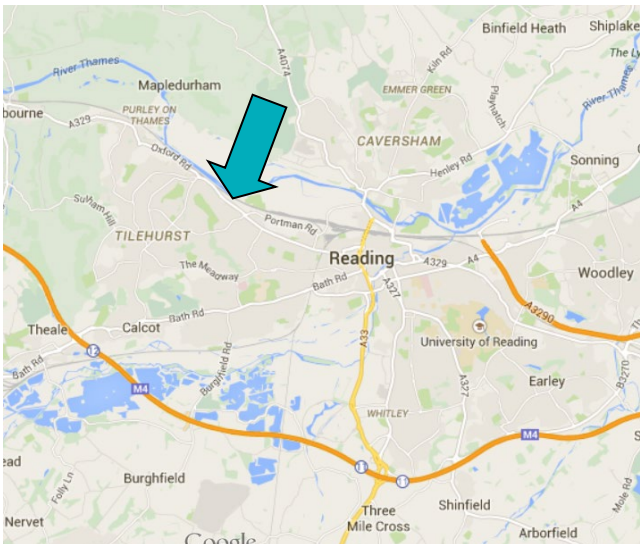
- Large secure yard area
- Two electric roller shutter loading doors
- 5m eaves height rising to 7.2m at pitch
- Concrete floor
- Three phase power
- Ceiling mounted Warehouse Radiators
- Sodium lighting in warehouse
- WC's

Accommodation

We understand the Gross Internal Areas (GIA) are as follows;

Floor	sq ft	sq m
Warehouse	6,009	882.25
Ground Floor Reception / Office	395	36.71
Area Below Mezzanine	1,318	122.41
Total	11,209	1,041.37
Mezzanine	1,318	122.41

Mezzanine can be removed resulting in double height warehouse 7,327 sq.ft



Energy Performance Asset Rating

EPC Rating: D (99)

Terms

The premises are available to rent on a new FRI lease on terms to be agreed.

Legal Costs

Each party to bear their own legal costs.

Prices are quoted exclusive of VAT which will be charged.

Rateable Value

The Rateable Value for the property is £85,000.

Anti-Money Laundering Regulations

To comply with Anti Money Laundering regulations, Haslams Surveyors LLP undertake ID checks for all successful tenants where legislation requires us to do so.

Viewing & Further Information

Please contact the joint sole agents for further information or an appointment to view.



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