

TO LET



UNIT 59-61 MILFORD TRADING EST.

Milford Road Reading RG1 8LG

TYPE	INDUSTRIAL / WAREHOUSE
TENURE	LEASEHOLD
SIZE	6,060 SQ FT (563 SQ M)

KEY POINTS

- > Newly refurbished
- > Three phase power
- > Electric loading door
- > First floor offices
- > Allocated parking

Location

Milford Trading Estate is accessed from Richfield Avenue via Tessa Road and Cremyll Road located approximately half-a-mile to the northwest of Reading town centre.

Reading Crossrail train station is within walking distance with Junctions 10, 11 and 12 of the M4 each being within 5 miles providing excellent communications with London/Heathrow Airport and the national motorway network.

what3words ///scary.chart.lifted

Description

The premises comprise an industrial / warehouse unit with office accommodation on the first floor. The unit has recently been refurbished.

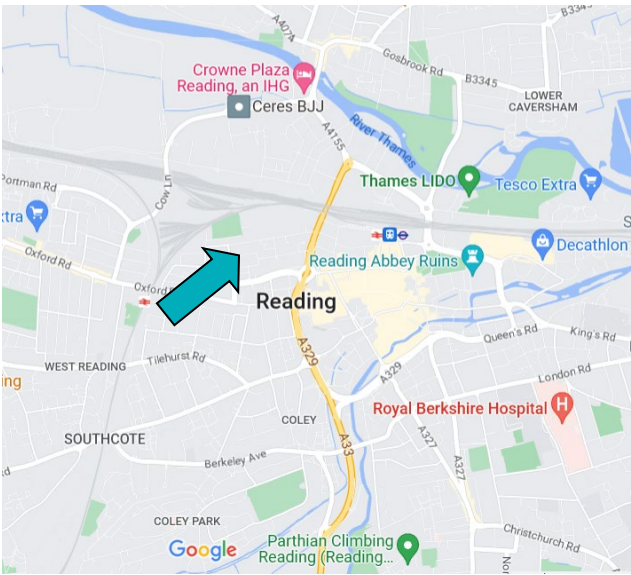
Specification

- 3-phase power supply
- Loading door (3.24mW x 3.07mH)
- Concrete floor
- Lighting
- Heating
- First floor office
- Allocated parking
- Shared area for loading / unloading
- Incoming tenants are required to pay a rent deposit, the level of which is determined on covenant strength

Accommodation

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

Floor	sq ft	sq m
Ground Floor Warehouse	3,760	349.30
First Floor Office	2,300	213.67
Total	6,060	562.97



Energy Performance Asset Rating

EPC Rating: To be reassessed

Terms

A new Full Repairing and Insuring lease to be contracted outside the L&T Act. Rent on application.

Legal Costs / VAT

Each party to bear their own legal costs. Prices are quoted exclusive of VAT.

Business Rates 2026/27

The Rateable Value for the property is £41,500.

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.



Alec White

0118 921 1514
alecwhite@haslams.co.uk



Tom Holwell

0118 921 1533
tomholwell@haslams.co.uk

