

# TO LET



## UNIT 51 MILFORD TRADING ESTATE

Milford Road Reading RG1 8LG

|        |                           |
|--------|---------------------------|
| TYPE   | INDUSTRIAL / WAREHOUSE    |
| TENURE | LEASEHOLD                 |
| SIZE   | 1,624 SQ FT<br>(151 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.

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## Description

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

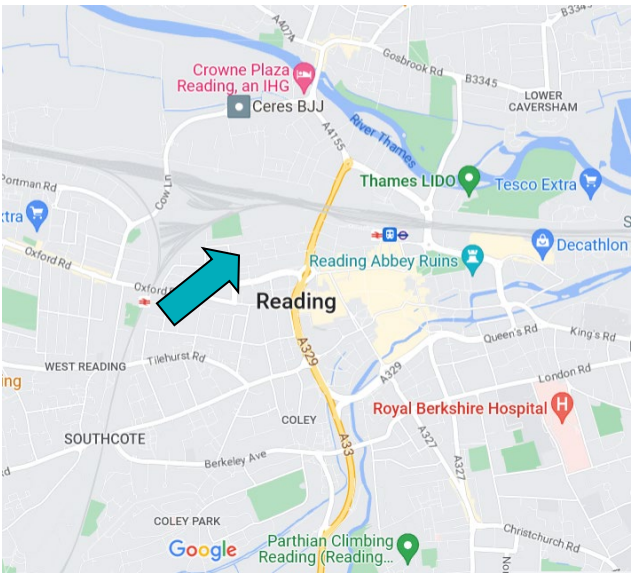
## Specification

- 3-phase power supply
- Loading door (2.74mW x 2.74mH)
- 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 | 1,213 | 112.69 |
| First Floor Office     | 411   | 38.18  |
| Total                  | 1,624 | 150.87 |



## Energy Performance Asset Rating

EPC Rating: E:109

## 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 £15,250.

## 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.



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