

TO LET



UNITS 10, 11 & 12 THE MICRO CENTRE Gillette Way Reading RG2 0LR

TYPE	INDUSTRIAL / WAREHOUSE / TRADE COUNTER UNITS
TENURE	LEASEHOLD
SIZE	1,133 – 3,399 SQ FT (105 – 316 SQ M)

KEY POINTS

- > Three self-contained industrial / warehouse trade counter units
- > Good access to M4 J11
- > Car parking

Location

The Micro Centre is located off Gillette Way, a short distance from Rose Kiln Lane and the A33 Reading Relief Road. Road communications are excellent with Junction 11 of the M4 motorway easily accessible providing direct communications with London, Heathrow Airport and the national motorway network. There is a large Morrisons supermarket and various other retail outlets close-by.

[what3words///toward.spoon.hotels](https://www.what3words.com/toward.spoon.hotels)

Description

The premises comprise a mix of mid and end-terrace self-contained industrial / warehouse / trade counter units.

Specification

Each unit benefits from the following:

- Loading door (2.5mW x 2.36mH)
- 3-phase power
- 4.2m max height
- 3.4m clear height
- Separate pedestrian entrance
- Car parking
- Lighting & WC

Rateable Value

Unit 10: £12,000

Units 11&12: £23,000 (to be reassessed separately)

Energy Performance Asset Rating

Unit 10: C:54

Unit 11: C:72

Unit 12: B:42

Terms

The units are available on new FRI leases on terms to be agreed and contracted outside the Landlord & Tenant Act. Each tenant will be required to pay a rent deposit.



Accommodation

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

Unit	sq ft	sq m	Rent (PA)
Unit 10	1,133	105.26	£21,000
Unit 11	1,133	105.26	£21,000
Unit 12	1,133	105.26	£21,000

Legal Costs / VAT

Each party is to bear their own legal and professional costs. Rents are quoted exclusive of VAT which may be charged.

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



Unit 10



Unit 11



Unit 12

