



UNIT 6 MULTIPARK NORCOT

Sterling Way Reading RG30 6HW

TYPE	WAREHOUSE
TENURE	LEASEHOLD
SIZE	8,707 SQ FT (809 SQ M)

KEY POINTS

- > Prominent Estate in an established commercial area
- > Excellent loading/unloading area with parking
- > Two electric full height loading doors
- > Minimum eaves approx. 5m rising to 8.5 at apex
- > Fully refurbished

Location

Multipark Norcot comprises an estate of seven warehouse units located approximately 2 miles west of Reading's town centre. Access to the M4 motorway is via either Tilehurst to Junction 12 or south Reading via the A33 dual carriageway leading to the much-improved Junction 11. The estate is well served by local amenities including shops and public transport.

what3words ///usage.single.brings

Description

A semi-detached unit constructed around a steel portal frame with brick and part clad elevations, under an insulated pitched roof. The unit has recently been refurbished.

Specification

- 2 electric roller loading doors 4.5mW x 5.0mH
- Minimum eaves approx. 5.0m
- 8.5m at centre of pitch with clear span
- Painted concrete floor
- 3 phase power supply
- Gas supply
- Lighting
- Offices have heating, carpets, suspended ceiling, recessed lighting, kitchen and WC's
- Excellent car parking & loading

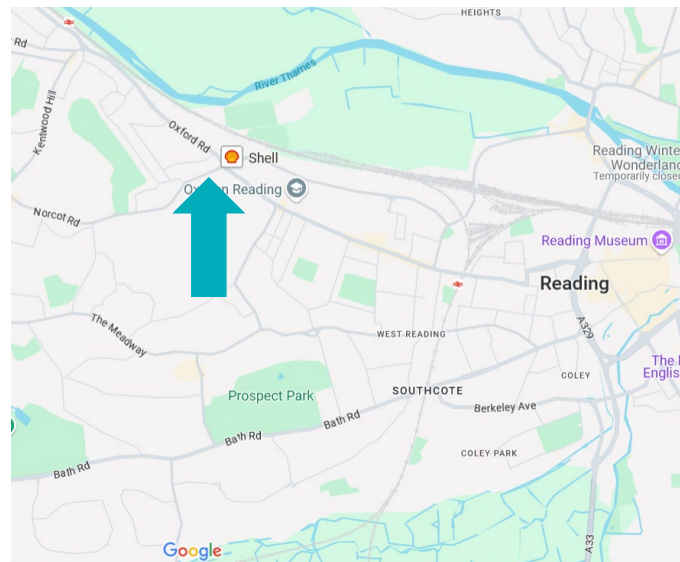
Rateable Value (2026/27)

£97,500

Accommodation

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

Floor	sq ft	sq m
Grd Flr Warehouse	7,596	705.68
Grd Flr Office / WCs	358	32.28
First Floor Office	753	69.98
Total	8,707	808.94



Terms

The property is available by way of an assignment of the existing FRI lease running for a term of 10-years expiring 28th March 2029. The lease is protected by the Landlord and Tenant Act and has a low passing rent of only £94,000 per annum, equating to £10.80 psf.

Legal Costs / VAT

Each party to bear their own legal costs.

Rents are quoted exclusive of VAT which may be charged.

Energy Performance Asset Rating

EPC Rating: C:72

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

Joint Agents: Haslams Surveyors 0118 921 1515

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