



## UNIT 1B MAYFIELD TRADE CENTRE

Acre Road Reading RG2 0RJ

TYPE

TRADE COUNTER UNIT

TENURE

LEASEHOLD

SIZE

**3,022 SQ FT**  
(281 SQ M)

### KEY POINTS

- > Prominent frontage to A33
- > Roller access loading door
- > 6.05m eaves height
- > Excellent parking ratio – 9 spaces (1:336 sq. ft.)
- > Available for immediate occupation

## Location

The unit is located on the Mayfield Trade Centre on Acre Road, a prominent trade counter estate in Reading. Neighbouring occupiers include Johnstones Decorating, Salon Services and Easy Floor Store. Reading town centre is to the north of the unit, and is quickly accessed via A33/A329. The property has excellent transport links with J11 of the M4 just to the south, providing good links out to London and Swindon.

what3words ///foil.spicy.soup

## Description

The unit comprises good quality industrial and trade counter accommodation with excellent prominence fronting A33. Internally there is first floor office accommodation which is fully fitted and a mezzanine space offering additional storage. The warehouse benefits from 6.05m eaves and roller shutter door. Externally there is demised parking and loading into the warehouse.

## Specification

- 6.05m eaves height
- 9 parking spaces (1:336 sq. ft. parking ratio)
- 24/7 access
- Roller shutter door (manual)
- Excellent frontage and prominence to A33
- First floor offices, meeting room & kitchen
- Ground floor WC facilities

## Energy Performance Asset Rating

EPC Rating: B:38

## Rateable Value

£41,750

## Terms

The property is available by way of a new FRI lease direct from the Landlord, terms to be agreed.



## Accommodation

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

| Floor                                   | sq ft | sq m   |
|-----------------------------------------|-------|--------|
| Grd Flr Warehouse and Welfare           | 2,422 | 225.03 |
| 1 <sup>st</sup> Flr Offices and kitchen | 600   | 55.75  |
| Total                                   | 3,022 | 281    |

## Legal Costs / VAT

Each party to bear their own legal costs. Rents are quoted exclusive of VAT which will 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 joint sole agents for further information or an appointment to view.  
Joint Agent: Newmark 020 7493 3338



Georgia Fearn

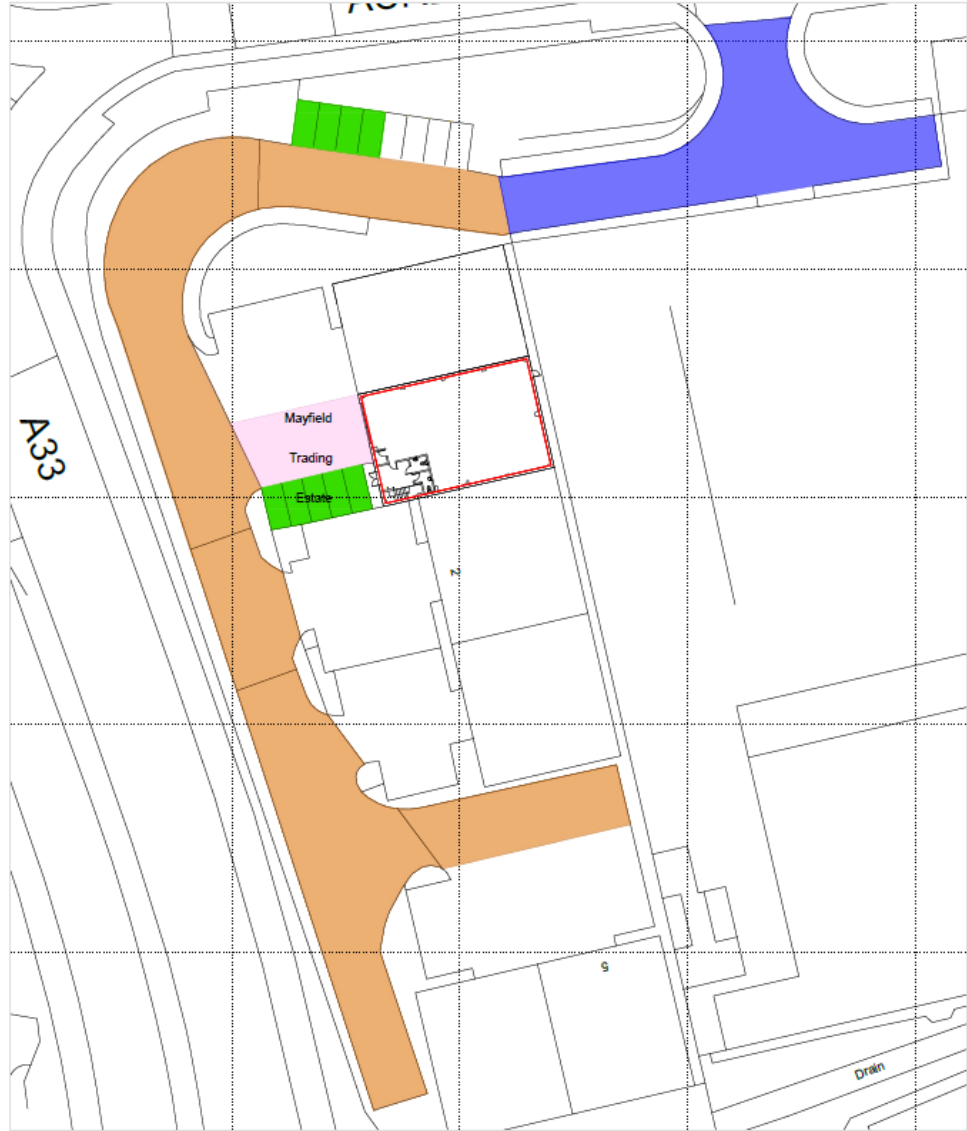
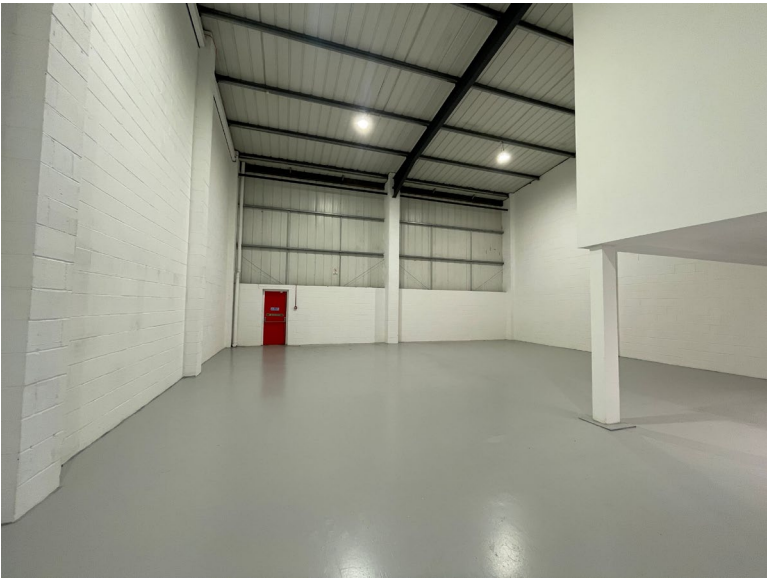
0118 921 1513  
georgiafearn@haslams.co.uk



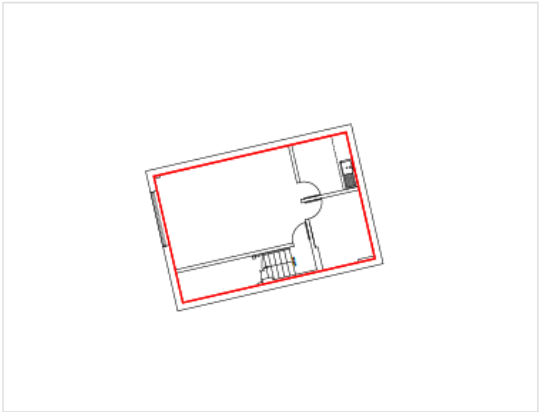
Harry Bevins

0118 921 1517  
harrybevins@haslams.co.uk

# Internal Unit Pictures & Unit Plan



Ground Floor Demise Plan  
Scale 1:500



First Floor Demise Plan  
Scale 1:200



Site Location Plan  
Scale 1:1250

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