

TO LET

READING
Unit 4 Cantay House
Ardler Road
Caversham
Berkshire
RG4 5AE

1,858 sq ft (172.81 sq m)

- Workshop / Warehouse Unit
- On site allocated parking
- Roller shutter door access.



The image shows the interior of a large industrial warehouse. The ceiling is high with exposed wooden beams and several long fluorescent light fixtures. Two black cars are parked on the concrete floor. The car on the right is a Mercedes-Benz with license plate MX65 FTJ. The car on the left is partially visible. In the background, there are shelves with boxes and a large black tarp covering some equipment on the right side.

TO LET

LOCATION

The property is located within an urban area to the north of Reading city centre within easy access onto the B3345 Gosbrook Road.

The estate consists of 8 small industrial/warehouse units accessed off Ardler Road.

DESCRIPTION

The property consists of a small warehouse/light industrial unit of steel frame construction with a brick and block internal walls and metal clad external elevations.

The property benefits from an eaves height of 3.1m or 10ft 2in. Within the unit is a single WC, small kitchenette and a small storage area.

ACCOMMODATION

Gross Internal Area	172.81 sq m	1,858 sq ft
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TENURE

The property is available by way of a sublet/assignment of the existing lease which expires in May 2027.

RENT

The current passing rent is £26,000 per annum.

RATEABLE VALUE

We understand the property is currently assessed with a rateable value of £11,250.

Interested parties should verify this information with the local rating authority.

ENERGY PERFORMANCE CERTIFICATE (EPC)

D86

TO LET

VAT

We understand that VAT is payable on the rent

TIMING

Possession is available upon completion of legal formalities and vacant possession.

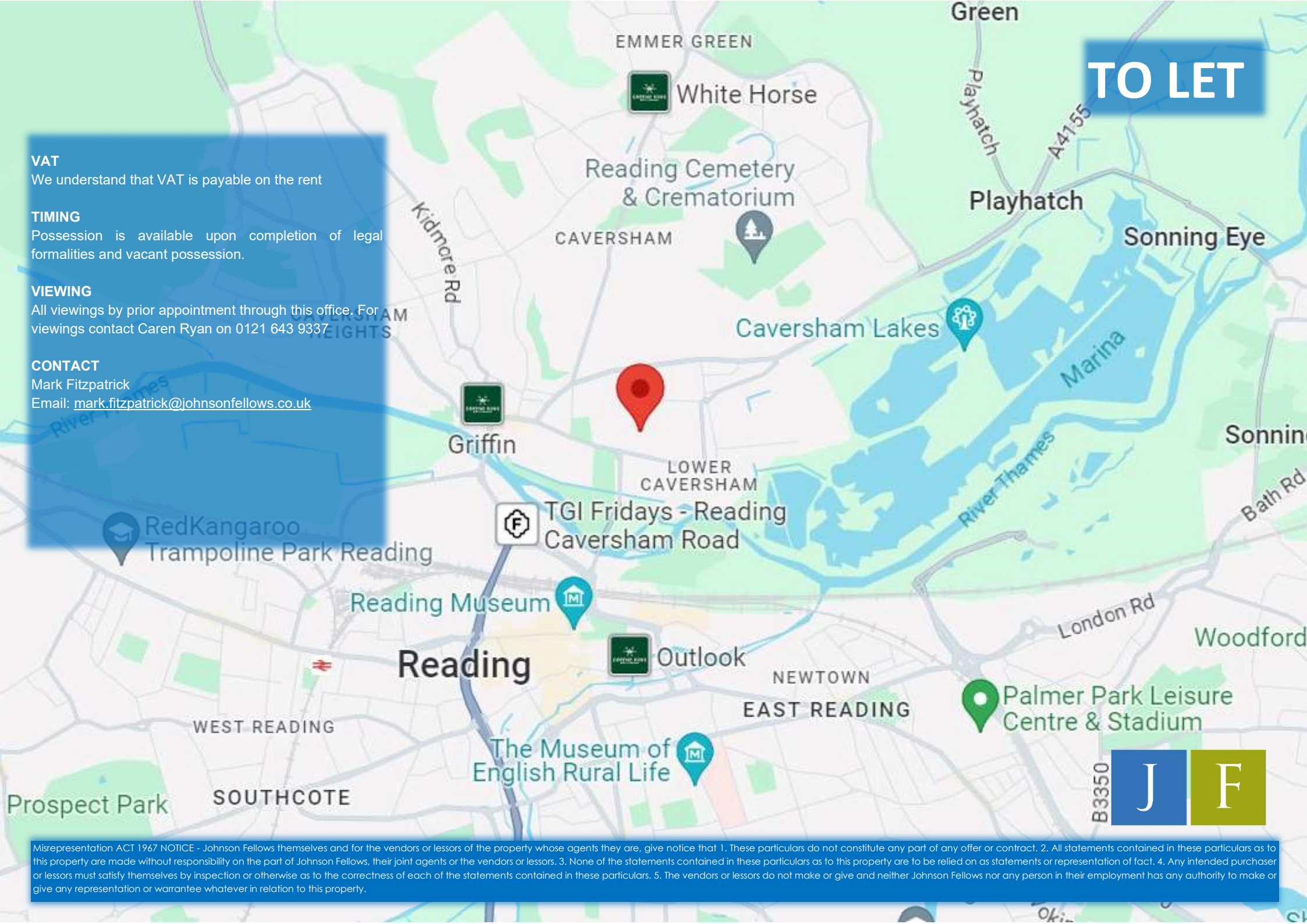
VIEWING

All viewings by prior appointment through this office. For viewings contact Caren Ryan on 0121 643 9337

CONTACT

Mark Fitzpatrick

Email: mark.fitzpatrick@johnsonfellows.co.uk



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