

Industrial / Warehouse TO LET

**HOLLIS
HOCKLEY**

PRIME LOCATION



Riverview, 140-146 Cardiff Road, Reading, RG1 8EW

Three modern, self-contained industrial units to let

Summary

Tenure	To Let
Available Size	8,473 to 28,375 sq ft / 787.17 to 2,636.12 sq m
Service Charge	N/A
Business Rates	N/A
EPC Rating	Upon enquiry

Key Points

- Units are available separately or combined
- 6.1m clear internal height
- 1 level access loading door per unit
- Three phase power
- Fitted first floor offices

Riverview, 140-146 Cardiff Road, Reading, RG1 8EW

DESCRIPTION

Units 2, 3, and 4 Riverview comprise three modern, self-contained warehouse buildings of traditional steel portal frame construction under a pitched insulated roof incorporating translucent roof panels providing good natural light, the external elevations comprising partprofile steel cladding, part curtain glazing.

The warehouse areas are accessed via large loading doors; the integral first floor offices are accessed via separate, front pedestrian entrances.

Externally the units benefit from ample on-site car parking as well as a large circulation area suitable for loading commercial vehicles.

LOCATION

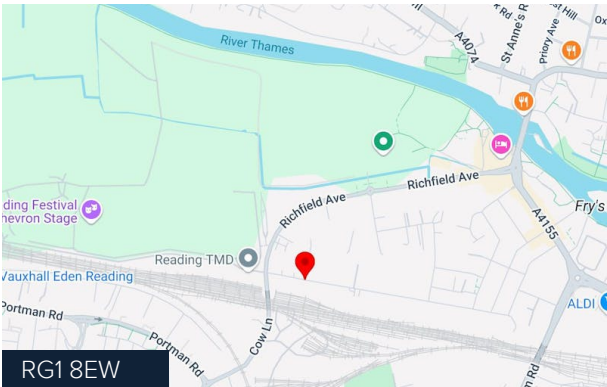
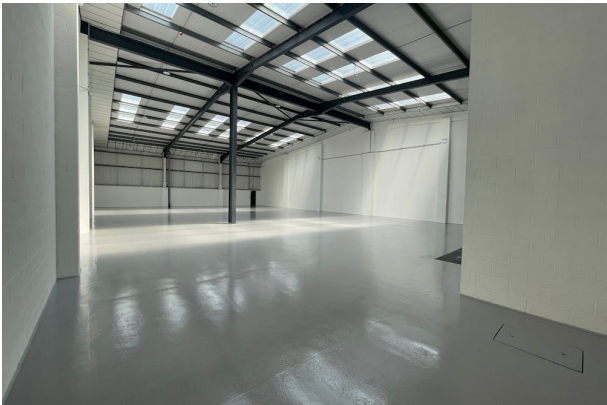
Riverview is located on the corner of Richfield Avenue and Cardiff Road, lying to the northwest of Reading town centre and within walking distance of Reading Crossrail train station that provides regular high-speed services to London (Paddington).

Road communications are excellent with the A33 dual carriageway providing direct access to J11 of the M4 motorway in turn providing easy access to London, Heathrow Airport and the national motorway network.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 4	11,408	1,059.84	Under Offer
Unit - 3	8,494	789.12	Under Offer
Unit - 2	8,473	787.17	Under Offer
Total	28,375	2,636.13	



Viewing & Further Information

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