



UNITS A & B, 8 DEACON WAY

Reading Berkshire RG30 6AZ

TYPE	INDUSTRIAL / WAREHOUSE
TENURE	LEASEHOLD / FREEHOLD
SIZE	3,462 - 7,154 SQ FT (321.63 - 664.63 SQ M)

KEY POINTS

- > Two semi detached industrial / warehouse units
- > Units available separately or combined
- > 5.1m min height rising to 7.6m at apex
- > First floor offices
- > Shared loading area
- > Good car parking

Location

Deacon Way is situated 2 miles west of Reading town centre. The property is within easy reach of Junctions 11 and 12 of the M4 Motorway and serves Reading town centre as well as the popular suburbs of Tilehurst and Caversham.

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Description

Two fully refurbished semi-detached industrial / warehouse units available separately or combined. The units provide industrial / warehouse space on the ground floor, with first floor offices. The secure site is enclosed by a metal palisade fence with a large shared manually operated sliding entrance gate and separate pedestrian gate.

Amenities

- Secure shared yard
- Large sliding gate
- Large electric loading doors
- Three phase power
- Painted concrete floors
- LED lighting to warehouse area
- Fire alarm system
- Suspended ceilings to offices with LED lights
- Dual air conditioning / heating units in offices

Terms

Unit B is available to let on a new full repairing and insuring lease for a term to be agreed. Both units are available to let combined.

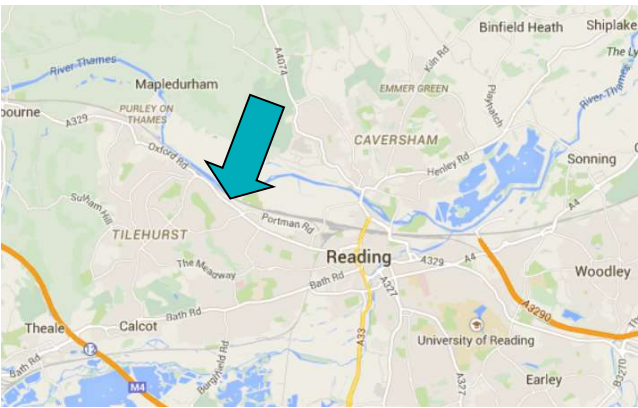
Alternatively, consideration will be given to selling the freeholds with vacant possession.

Rateable Value

Not yet assessed

Energy Performance Asset Rating

Targeting an EPC Grade A



Accommodation

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

	sq ft	sq m
Unit A		
Industrial / Warehouse	2,502	232.44
Ground Floor Storage / WC	595	55.28
First Floor Office	595	55.28
Total	3,692	343.00
Unit B		
Industrial / Warehouse	2,540	235.97
Ground Floor Storage / WC	461	42.83
First Floor Office	461	42.83
Total	3,462	321.63
Units A & B Combined	7,154	664.63

Legal Costs / VAT

Each party to bear their own legal costs.

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



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