



Double Roller Shutter Door Industrial Unit, Near Reading

Unit 8

Thurley Farm Business Park, Pump Lane,
Reading, RG7 1LL

Industrial TO LET

1,712 sq ft
(159.05 sq m)

- Recently Constructed Industrial Unit on Established, Rural Business Site
- Located close to Reading Junction 11 of M4 & Hook/Basingstoke Junctions on M3
- 3 Phase Electricity, Lighting & Water Supply
- 2 Roller Shutter Doors & Side Pedestrian Access
- Security Gates & CCTV on Site

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Summary

Available Size	1,712 sq ft
Rent	£29,060 per annum
Rates Payable	£8,748 per annum approx, from April 2026.
Rateable Value	£20,250
Service Charge	£1,780 per annum Subject to Annual Variances
EPC Rating	EPC exempt - Industrial sites, workshops and non-residential agricultural buildings with low energy demand

Description

This recently constructed warehouse offers 2 Roller Shutter Doors, Lighting, Water and option for the tenant to install a kitchenette and/or WC. There is generous parking with easy loading access. The Unit benefits from 3 phase electricity, communal WCs, Security Gates & CCTV for the site.

Ideal for Storage and Light manufacturing

Please note these Units are NOT suitable for Vehicle MOT/Serviceing or Gym Use.

Location

The property is very well located just a few minutes drive south of Reading and Junction 11 on the M4 which then provides excellent access to the motorway networks for London, Heathrow and the South West. The A33 dual carriageway also provides good access southwards to the M3 at Hook or Basingstoke.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit	1,712	159.05

Viewings

By prior arrangement with the agents.

Terms

Available on a New FRI Lease, for a term to be agreed. The lease will be direct with the Landlord.

Business Rates

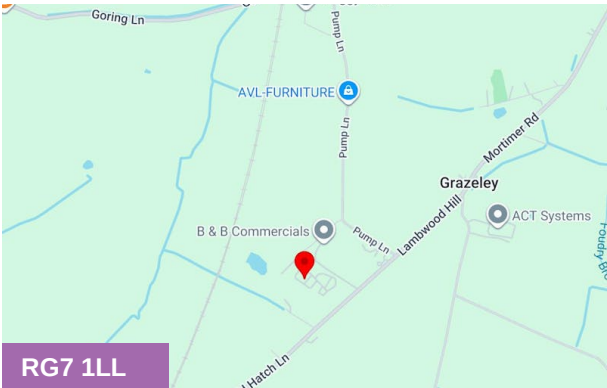
The tenant will be responsible paying Business Rates directly to the Local Authority.

Legal Fees

Each party will be responsible for their own Legal Fees.

VAT

All figures are quoted exclusive of VAT which we understand is chargeable.



Viewing & Further Information



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