



UNIT 4 THE PORTMAN CENTRE

37-45 Loverock Road Reading RG30 1DZ

TYPE	INDUSTRIAL / WAREHOUSE
TENURE	VIRTUAL FREEHOLD
SIZE	1,850 SQ FT (171.83 SQ M)

KEY POINTS

- > Rarely available
- > Mid-terrace Unit
- > Three phase power
- > Large loading door
- > Excellent parking

Location

The unit fronts Loverock Road, which runs parallel to Portman Road, located to the west of Reading town centre. Road communications are good with the M4 motorway easily accessible via junctions 11 or 12 providing direct links with London, Heathrow Airport and the national motorway network.

what3words:///mute.known.music

Description

The premises provides a mid-terrace industrial / warehouse unit with a clear height of 3.95m, large concertina loading door, 3-phase power, concrete floor, kitchen and two WCs.

Externally there is allocated car parking.

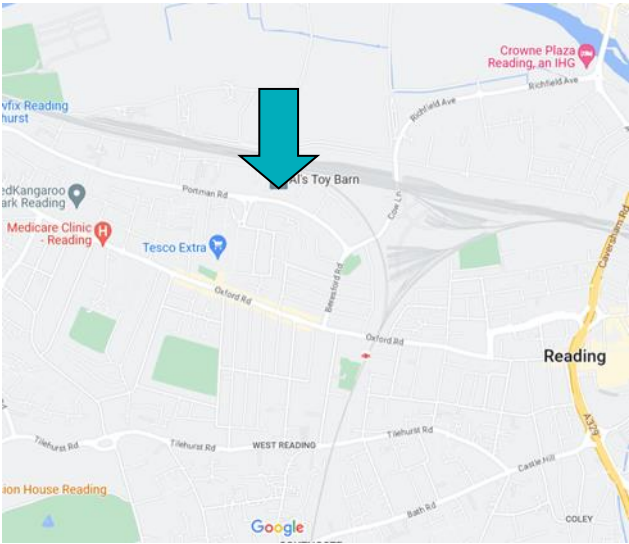
Specification

- 3-phase power supply
- Large loading door
- Clear height 3.9m
- Concrete floor
- Lighting
- WC and tea point facilities
- Excellent car parking
- Security bars

Accommodation

We understand the Gross Internal Area (GIA) is as follows:

Floor	sq ft	sq m
Warehouse/Industrial	1,238	115.04
Stores/WC's	235	21.77
Offices	377	35.02
Total	1,850	171.83



Energy Performance Asset Rating

EPC Rating: To be assessed

Business Rates (2026/27)

The Rateable Value for the property is £19,750

Terms

The Virtual Freehold comprising a 999-year lease from 24th September 1999 is offered for sale with vacant possession.

Legal Costs / VAT

Each party to bear their own legal costs.

Prices are quoted exclusive of VAT that applies.

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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