

TO LET

SPECIAL OFFER - 1 YEAR RENT FREE
WITH COMMENCING RENT ONLY £8.53 per sq ft / £24,000 per annum



67 MILFORD ROAD

Milford Road Reading RG1 8LG

TYPE	INDUSTRIAL / WAREHOUSE
TENURE	LEASEHOLD
SIZE	2,814 SQ FT (261 SQ M)

KEY POINTS ✓

- > Mid-terrace industrial unit
- > 3-Phase power
- > Excellent parking
- > Modern first floor office

Location

The premises are situated on Milford Road which is accessed from Richfield Avenue via Tessa Road and Cremyll Road located approximately half-a-mile to the northwest of Reading town centre.

Reading Crossrail train station is within walking distance with Junctions 10, 11 and 12 of the M4 each being within 5 miles providing excellent communications with London/Heathrow Airport and the national motorway network.

what3words ///shift.bells.onions

Description

A traditional mid-terrace industrial / warehouse building with full height brick elevations, under two flat roofs, the rear of which incorporates a skylight providing additional natural light to the ground floor. The light industrial/warehouse area is on the ground floor, accessed from the rear via a roller-shutter loading door and separate pedestrian entrance.

The first-floor office can also be accessed via a separate front entrance and provides modern predominantly open plan accommodation with good natural light

Accommodation

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

Floor	sq ft	sq m
Ground Floor Warehouse	1,731	160.82
First Floor Office	1,083	100.59
Total	2,814	261.41

Energy Performance Asset Rating

EPC Rating: E:119

Business Rates (2026/2027)

£28,250

Specification

Warehouse

- Roller-shutter loading door
- 3-phase power supply
- Minimum eaves height of 3.22m
- Concrete floor
- Fluorescent lighting
- WC and tea point facility

Offices

- uPVC double glazed windows
- Suspended ceilings with recessed lighting
- Carpeting
- WC & Kitchenette
- 8 parking spaces
- Entry phone and intruder alarm

Terms

Available on a new FRI Lease for a term to be agreed and contracted outside the security of tenure provisions of the Landlord & Tenant Act. Stepped rental as follows, equating to 11 months rent free, subject to a minimum 5-year FRI lease.

Year 1: £24,000 pa = £8.53 psf
Year 2: £27,000 pa = £9.59 psf
Year 3: £30,000 pa = £10.66 psf
Year 4: £34,000 pa = £12.08 psf
Year 5: £38,000 pa = £13.50 psf

Legal Costs / VAT

Each party to bear their own legal costs.
Prices are quoted exclusive of VAT.

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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