

UNIT 3 TRADE CITY READING

Sentinel End, Reading **RG2 0BF**

TO LET



3,974 SQ FT
(369 SQ M)

Modern Trade Counter / Industrial Unit
Situated On A Prominent Trade Estate

**Lambert
Smith
Hampton**

Unit 3 Trade City Reading, Reading RG2 0BF

Description

Unit 3 at Trade City Reading is a modern mid terrace unit that is available to occupy immediately. The accommodation comprises a clear span warehouse area, trade counter, single WC and kitchenette facilities.

Situated on the popular Trade City Reading scheme, the unit is surrounded by a strong pool of existing occupiers including In'n'Out Autocentres, ADI Global Distribution and Quick Lane whilst also sitting in close proximity to the likes of Wren Kitchens, Volvo, Nissan, Audi, and B&Q.

ACCOMMODATION	Sq Ft	Sq M
TOTAL (GEA)	3,974	369

Specification

- Modern unit with existing trade counter fitout
- Minimum eaves height of 7.46m
- 1 surface level electronic loading door
- WC and kitchenette facilities
- 4 allocated parking spaces
- Excellent location adjacent to J11 M4

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Location

Trade City Reading is a prominent estate located within a new mixed use retail and leisure development, and adjacent to Junction 11 of the M4 (0.6 miles).

Reading Town Centre and train station is situated 2.9 miles from the subject property, with routes from the station including to London Paddington, Birmingham and Manchester.

EPC

B-45

Terms

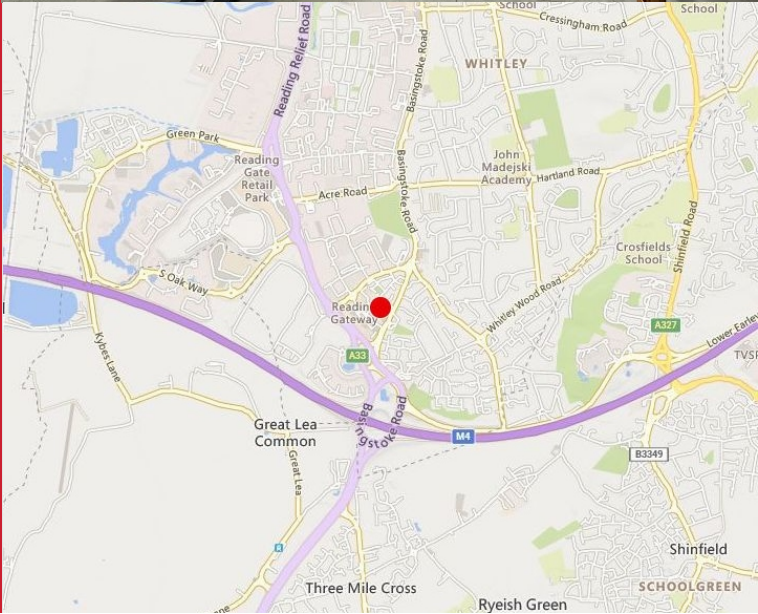
The property is available by way of an assignment of the existing lease or new sublease. The existing lease expires on 25.07.2033 and is drafted inside the provisions of the Landlord and Tenant Act 1954. There is an upcoming rent review on 26.07.2028.

Rent

On Application

Business Rates

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.



Viewings

By prior appointment only.

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