



268 ELGAR ROAD SOUTH

Reading Berkshire RG2 0BT

TYPE	INDUSTRIAL / WAREHOUSE
TENURE	FREEHOLD / LEASEHOLD
SIZE	24,838 SQ FT + 1,579 SQ FT MEZZ. (1,579 SQ M + 147 SQ M MEZZ)
SITE AREA	1 ACRE (0.41 HECTARES)

KEY POINTS

- > Industrial / warehouse with offices
- > Substantial secure yard / loading area of approx. 0.34 acres
- > Potential for alternative Uses (STP)
- > Of interest to occupiers, investors and developers
- > Short distance from Reading Town Centre and Junction 11 of M4 via A33

Location

The premises are located on Elgar Road South just off Basingstoke Road. Junction 11 of the M4 is approximately 1½ miles to the south providing excellent communications with London, Heathrow Airport and the national motorway network.

what3words ///faced.yarn.flames

Description

The property comprises a detached industrial / warehouse unit, of portal frame construction with brick and blockwork infill with an insulated, corrugated roof with roof lights. The industrial / warehouse offers clear open space, with a small mezzanine storage area.

There is a 3-storey office / ancillary section to the front of the property including a breakout area.

The property is built on a site with the industrial / warehouse on the lower section, and the offices at street level. The access ramp to the rear yard is shared with the neighbouring property.

The property has potential for alternative uses (subject to planning).

A copy of an Edozo plan accompanying these particulars of sale shows the approximate boundaries of the property edged in red.

Specification

Warehouse

- 4.8m minimum eaves height (8.0m at apex)
- Excellent car parking
- Electric roller shutter loading door 2.96mW x 3.86mH (provision to install two more doors)
- Loading bay with canopy
- 3 phase power supply (166 kVA)
- Fluorescent and LED lighting
- Overhead heating & extractor system
- Concrete floor
- Fenced level yard area to rear

Offices

- Suspended ceiling with LED lighting
- Central heating system to radiators
- Air conditioning in part
- Double glazed uPVC windows
- Carpeting
- Staff room
- WCs

Accommodation

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

Floor	sq ft	sq m
Second Floor Offices	2,241	208.2
First Floor Offices	2,241	208.2
Ground Floor Break Out / Storage	1,872	171.1
Ground Floor Industrial / Warehouse	18,514	1,719.9
Total	24,838	2,307.4
Mezzanine Storage	1,579	146.7

The overall site area is approx. 0.41 ha (1 acre)

Rateable Value 2026/27

£189,000

Energy Performance Asset Rating

EPC Rating: C:69

Terms

The freehold of the property is offered for sale with vacant possession.

Alternatively, the property is available on a new FRI lease for a term to be agreed and contracted outside the landlord and tenant act.

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.



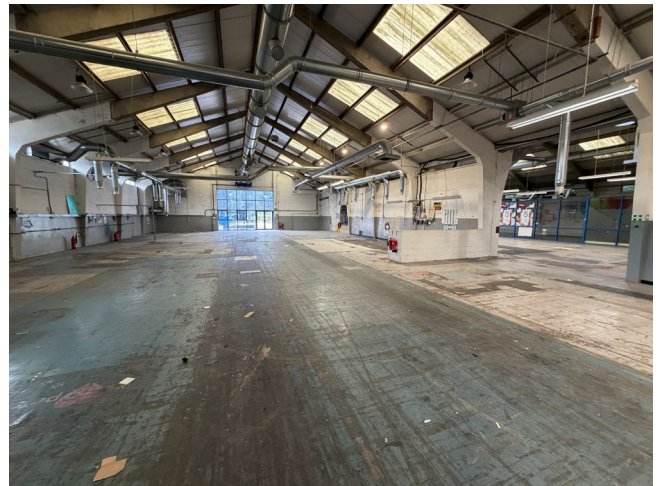
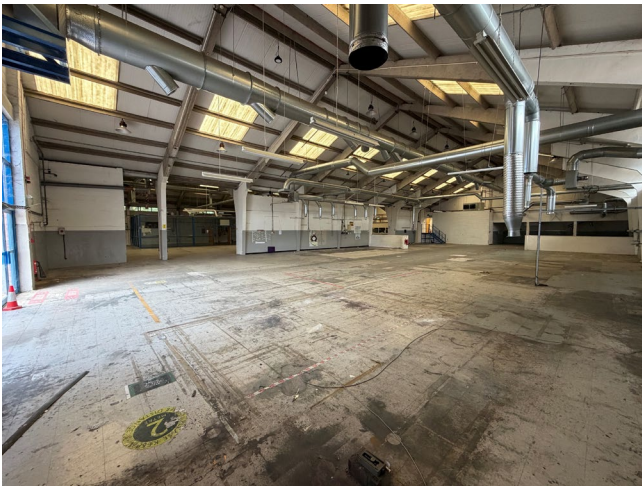
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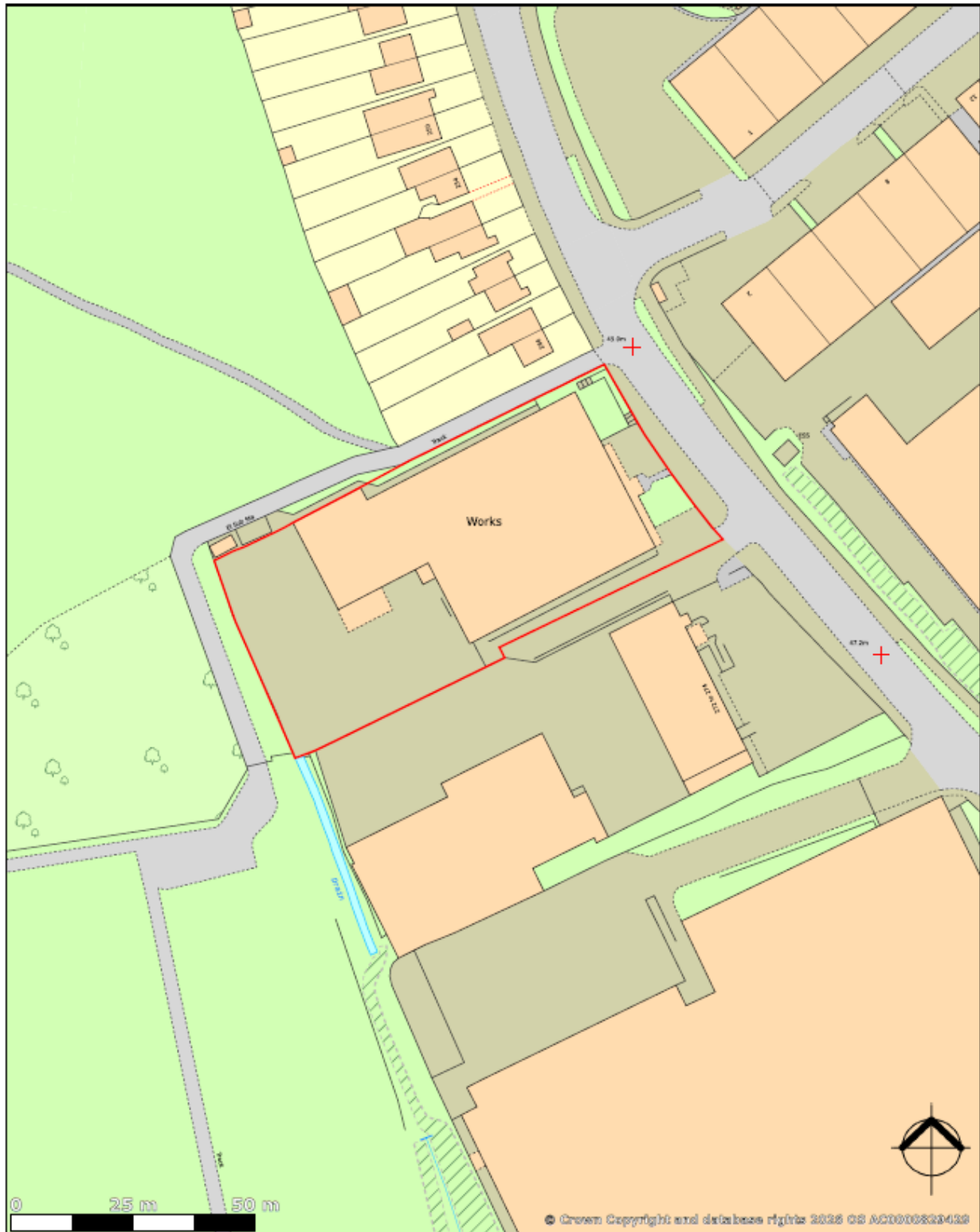


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