



High Quality Industrial Business Units in Rural Setting

Unit J

Lambs Farm Business Park, Swallowfield,
Reading, RG7 1PQ

Industrial TO LET

3,000 to 4,904 sq ft
(278.71 to 455.60 sq m)

- Suitable for a Range of Uses
- Set on a Well Maintained, Attractive Rural Business Park
- Good Parking, Access and Security
- Office, Kitchen and WC Facilities
- Can be Adapted to Suit Occupier Needs
- 3 Phase Power and EV Charging Point

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Summary

Available Size	3,000 to 4,904 sq ft
Rent	£43,500 per annum
Rates Payable	£18,468 per annum approx, from April 2026.
Rateable Value	£42,750
Service Charge	£2,000 per annum Subject to Annual Variances. Service Charge does not include Buildings Insurance - this will be charged separately (cost TBC).
EPC Rating	D (89)

Description

The property comprises of ground floor warehouse and office space including a small kitchenette, 2 WCs and larger kitchen/break out space. There are further offices to the first floor and a large mezzanine space benefitting from two staircases. The fit out can be adapted to suit occupier needs.

The property benefits from two manual roller shutter doors measuring 4m high by 4.47 wide and there are 12 allocated parking spaces for this unit located opposite.

Location

Located just South of J11 of the M4 in Swallowfield, the business park benefits from easy access to the A33. This provides good access to Basingstoke and the M4 to London and Bristol.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	3,125	290.32
1st - Mezzanine	1,779	165.27
Total	4,904	455.59

Viewings

By prior arrangement with the Sole Agent: Page Hardy Harris.

Terms

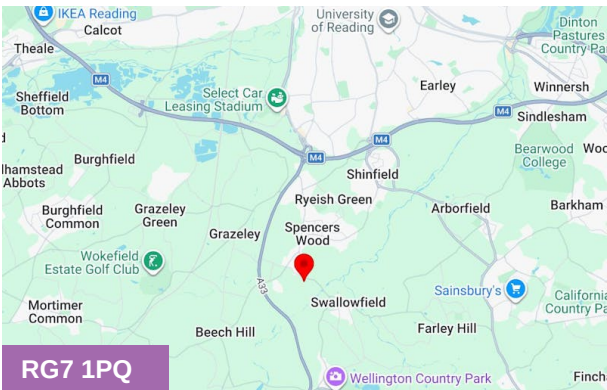
Available on a new lease, for a term to be agreed.

Legal Fees

Each Party will be responsible for their own Legal Fees.

VAT

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



Viewing & Further Information



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