



SILVER BIRCHES YARD

Reading Road Padworth Common Reading RG7 4QL

TYPE	INDUSTRIAL / WAREHOUSE
TENURE	LEASEHOLD
SIZE	7,503 SQ FT (697.1 SQ M)
TOTAL SITE AREA	0.74 acres (0.30 ha)

KEY POINTS

- > Warehouse with offices on a secure site
- > Low site cover of approx. 23%
- > Swift access to Junctions 6-7 of M3 and Junctions 11-13 of M4
- > 3x electric roller shutter doors
- > 5.1 metre minimum eaves height
- > Separate offices and amenities
- > Available immediately

Location

Silver Birches Yard is located a short distance south west of Reading and within close proximity of Basingstoke and Newbury. AWE and Easter Park are a short distance from the property. Junctions 11 and 12 of the M4 Motorway and Junction 6 of the M3 Motorway are within a 25 minute drive time.

Description

Silver Birches Yard is a secure commercial compound suitable for HGV access. The property comprises of a detached warehouse unit of steel frame construction with insulated steel cladding, two separate office and amenity blocks and a large secure yard with ample car parking.

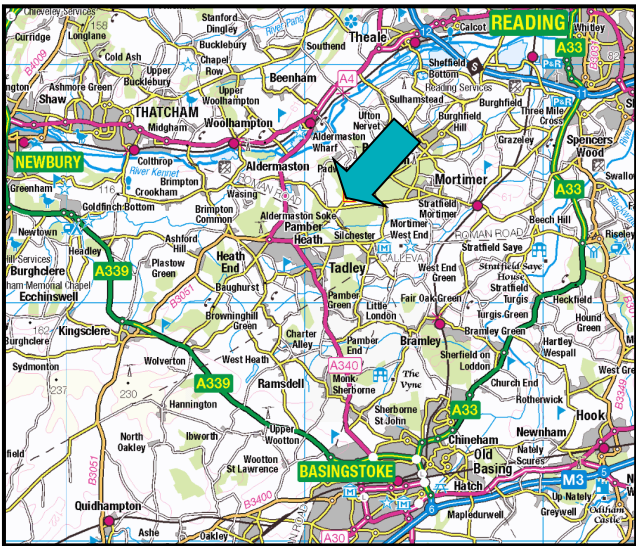
Specification

- Secure gated site
- 3x electric roller shutter doors (2x H:4.3m W:4.1m, 1x H:4.5m W: 6.4m)
- 5.1 metre minimum eaves height
- 5.7 metre apex height
- 3 Phase power
- Heating and lighting
- CCTV
- Offices
- Kitchen
- WCs
- Fibre broadband and phone lines

Accommodation

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

Floor	sq ft	sq m
Warehouse	5,650	524.9
Office and ancillary	1,166	108.3
Office / meeting room	687	63.8
Total	7,503	697.1



Energy Performance Asset Rating

EPC Rating: B:48

Terms

A new full repairing and insuring lease is available for a term to be agreed. Rent on application.

Legal Costs / VAT

Each party to bear their own legal costs.

Rents are quoted exclusive of VAT which will be charged.

Rateable Value

£24,000

Anti-Money Laundering Regulations

To comply with Anti Money Laundering regulations, Haslams Surveyors LLP undertake ID checks for all successful purchasers 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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