



* Indicative picture of a similar unit

UNIT 46 ROBERT CORT ESTATE

Britten Road Reading Berkshire RG2 0AU

TYPE	INDUSTRIAL / WAREHOUSE
TENURE	LEASEHOLD
SIZE	503 SQ FT (46.73 SQ M)

KEY POINTS

- > Rarely available
- > Large loading door
- > Short distance from Reading Town Centre and Junction 11 of M4 via A33
- > Self contained
- > To be refurbished
- > ****NOT SUITABLE FOR MOTOR TRADE****

Location

The premises are located on Britten Road, off Elgar Road South, accessed via 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 ///shunts.puppy.shady

Description

The unit comprises a self-contained starter industrial / warehouse unit with a large loading door and car parking.

Specification

- To be refurbished
- Self-contained
- Popular estate
- Loading door (3mW x 3.3mH)
- Min height 3.4m
- 3-Phase power supply
- Separate pedestrian entrance
- Fluorescent lighting
- WC
- Allocated car parking
- 24hr access
- **NOT Suitable for Motor Trade**

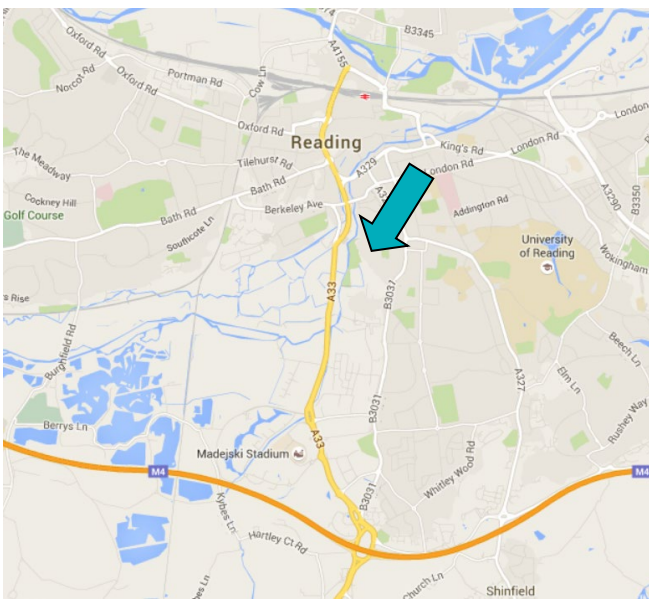
Accommodation

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

Floor	sq ft	sq m
Ground Flr Industrial / Warehouse	503	46.73
Total	503	46.73

Energy Performance Asset Rating

EPC Rating: C:59



Terms

New Internal repairing & insuring lease for a term to be agreed & contracted outside Landlord and Tenant Act.

There is a maintenance charge for the upkeep of the roofs and common areas of the estate.

A rent deposit is required from all tenants.

Legal Costs / VAT

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

Business Rates

The Rateable Value for the property is £8,000.

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 joint sole agents for further information or an appointment to view.

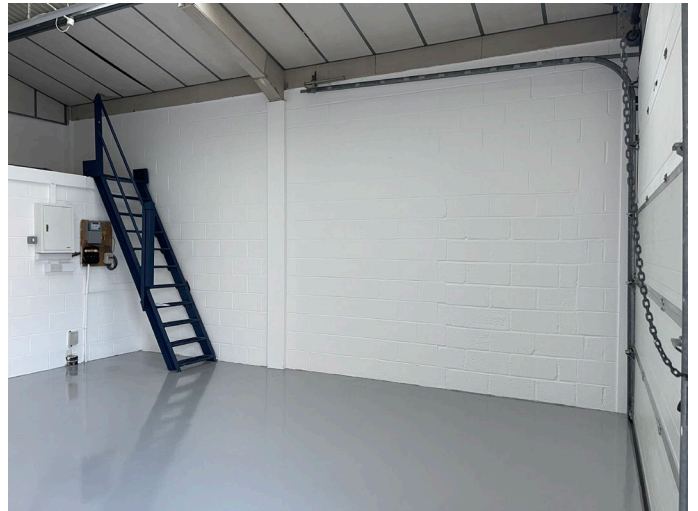
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Note: Indicative Photos of Similar Unit