

TO LET



UNIT 11 TAVISTOCK IND ESTATE

Ruscombe Lane Twyford Reading RG10 9NJ

TYPE	INDUSTRIAL / WAREHOUSE
TENURE	LEASEHOLD
SIZE	2,710 sq ft (251.76 sq m)

KEY POINTS

- > Mid-terrace unit
- > Large loading door
- > Three phase power
- > Good parking and circulation area
- > Opportunity to combine with neighbouring unit to provide 8,230 sq ft (765 sq m)

Location

Tavistock Industrial Estate is located in Ruscombe on the periphery of Twyford, approximately 2-miles from the A4 Bath Road, which in turn connects with both the A404M and A329M dual carriageways providing easy access to the M4, Heathrow Airport and national motorway network.

Twyford Crossrail station is within walking distance providing regular services to London (Paddington) and the West via Reading.

what3words ///suspends.partly.voted

Description

Unit 11 Tavistock Industrial Estate comprises a mid-terrace industrial / warehouse unit of steel portal frame construction under a pitched roof incorporating translucent roof panels. There is the opportunity to combine this unit with the neighbouring unit to provide a total of 8,230 sq ft (765 sq m).

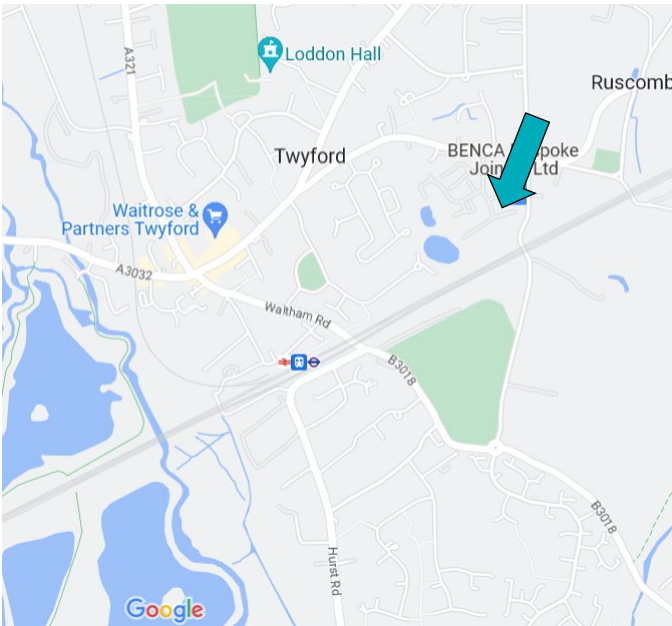
Specification

- Large loading door (3.5mW x 4.1mH)
- Maximum height 6.8m
- Minimum height 5.3m
- 3-Phase power
- Open plan office
- Good car parking and circulation area

Accommodation

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

Floor	sq m	sq ft
Industrial / Warehouse	207.26	2,231
Ground WCs & Tea Point	17.28	186
First Floor Office	27.22	293
Total	251.76	2,710



Energy Performance Asset Rating

EPC Rating: D:93

Business Rates

The Rateable Value is £39,500.

Terms

A new FRI lease for a term by arrangement and to be contracted outside the L&T Act. Rent on application.

Legal Costs / VAT

Each party to bear their own legal costs. Rents are quoted exclusive of VAT which may be chargeable.

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.



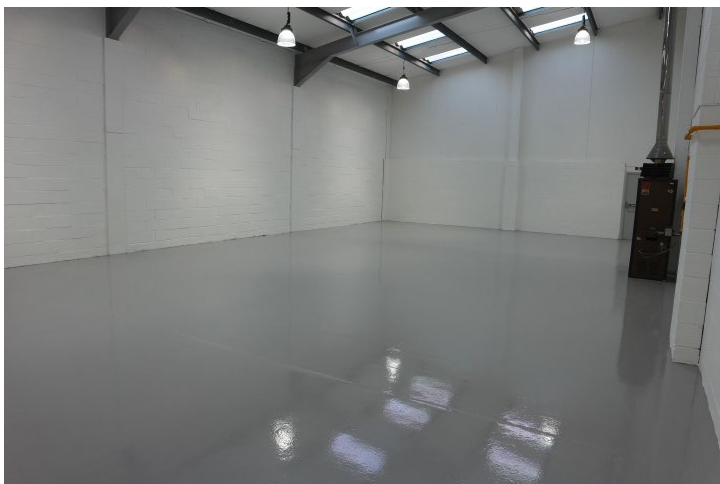
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Indicative photos