



UNIT D4 ACCESS 12

Station Road Theale Berkshire RG7 4PN

TYPE	INDUSTRIAL / WAREHOUSE
TENURE	LEASEHOLD
SIZE	1,256 SQ FT (116.7 SQ M)

KEY POINTS

- > Modern end terrace unit
- > Adjacent to Junction 12 of the M4
- > 6m minimum eaves height
- > Security barrier at entrance to estate
- > 3 allocated parking spaces

Location

Access 12 is situated just off junction 12 of the M4. The estate lies on Station Road to the south of the motorway junction and is accessed and bounded by the A4. The A4 connects Reading with Newbury and joins the M4 (1 mile) to the east providing easy access to Reading (5 miles) and London (45 miles).

Theale train station and Theale High Street are just a 5 minute walk away. Theale Train Station links London Paddington and the West Country. Theale High Street has a range of local shops, pubs, restaurants and banks. Just to the north of Junction 12 is a large retail park which includes a Sainsbury's and Boots.

Description

Unit D4 is an end-terrace modern industrial / warehouse unit of steel portal frame construction. The property benefits from an electric roller shutter door, 6 metre minimum eaves height and 3 phase power. The unit is in good condition throughout and benefits from 3 allocated car parking spaces.

Amenities

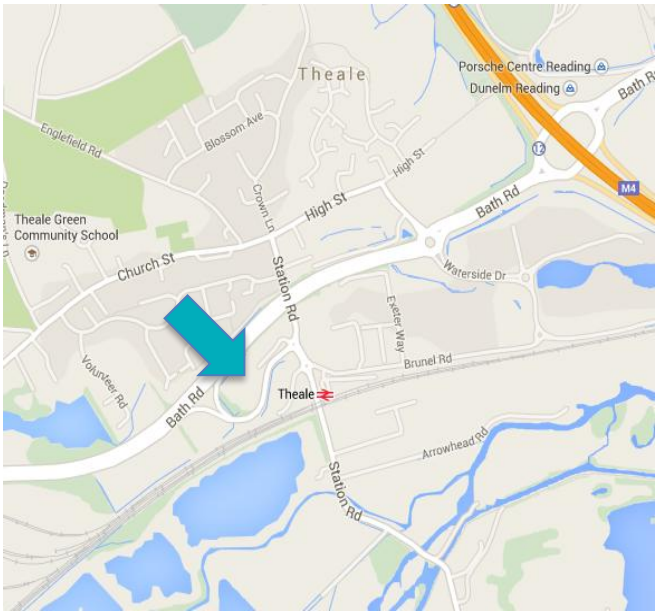
The unit benefits from the following amenities:-

- Three phase power
- 6m minimum eaves height
- Electric roller shutter door
- 3 allocated parking spaces
- Security barrier at entrance to estate

Accommodation

We understand the approximate Gross Internal Area's (GIA) are as follows;

	sq ft	sq m
Warehouse	1,256	116.7
Total	1,256	116.7



Energy Performance Asset Rating

EPC Rating: C:73

Rateable Value

£18,000

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 pay their own legal costs.

We understand the property is elected for 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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