



Basingstoke Rd

Reading, RG2 0NG

Long leasehold industrial unit for sale in Reading

7,866 sq ft

(730.78 sq m)

- Excellent connectivity to A33 and M4
- 15 Parking Spaces
- Site area 0.19 ha 0.47 acres
- OIEO £950,000 excl, VAT invited on an unconditional basis

Summary

Available Size	7,866 sq ft
Price	Offers in excess of £950,000
Rateable Value	£108,000
EPC Rating	Upon enquiry

Description

The building is of steel frame construction, with corrugated metal cladding. It has a three bay workshop, which opens onto a forecourt with 6 customer car parking spaces. To the side of the building, there is a secure area of hard standing and additional parking for 9 cars, offering ample space for staff and visitors. The property also benefits from an additional workshop bay entrance to the side, enhancing accessibility and operational flexibility. This unit is ideal for a range of industrial uses with convenient parking and good access.

Location

Located on the B3031, a secondary arterial route south of Reading town centre, providing direct access to key local and regional road networks. The property is situated on an access road adjacent to Morrison's supermarket, with access extending to the rear of the site. Nearby major roads, including the A33 (0.6 miles) and M4 (1.6 miles), provides excellent connectivity to Reading and London. The surrounding area features a range of established occupiers, including Aldi and Cotswold Outdoor. Additionally, Hyperion Trade Park and Brunel Retail Park are in close proximity.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	6,734	625.61	Available
Mezzanine	955	88.72	Available
Ancillary	177	16.44	Available
Total	7,866	730.77	

Viewings

There will be designated viewing dates that are arranged through the sole selling agents Hartnell Taylor Cook.

Anti Money Laundering Procedures

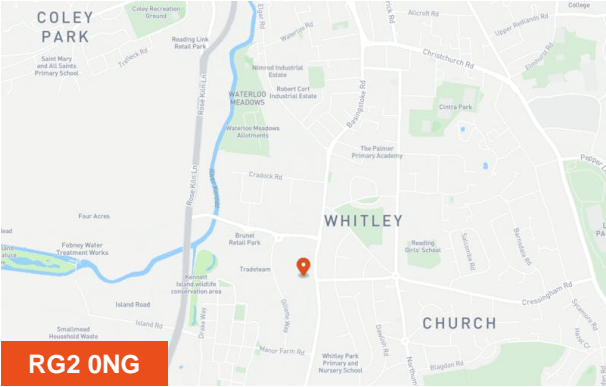
In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser will be required to provide and satisfy the Vendor and their agents on the source of the funds used to acquire the property in advance of an exchange.

Legal Costs

Each party is to bear their own legal costs incurred in the transaction.

Terms

Long Leasehold. Held for a term of 125 years from 27 September 1983 at a rent of £1 per annum without review. Expires 26 September 2108.



Viewing & Further Information

Jonathan Moore

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Rob Amey

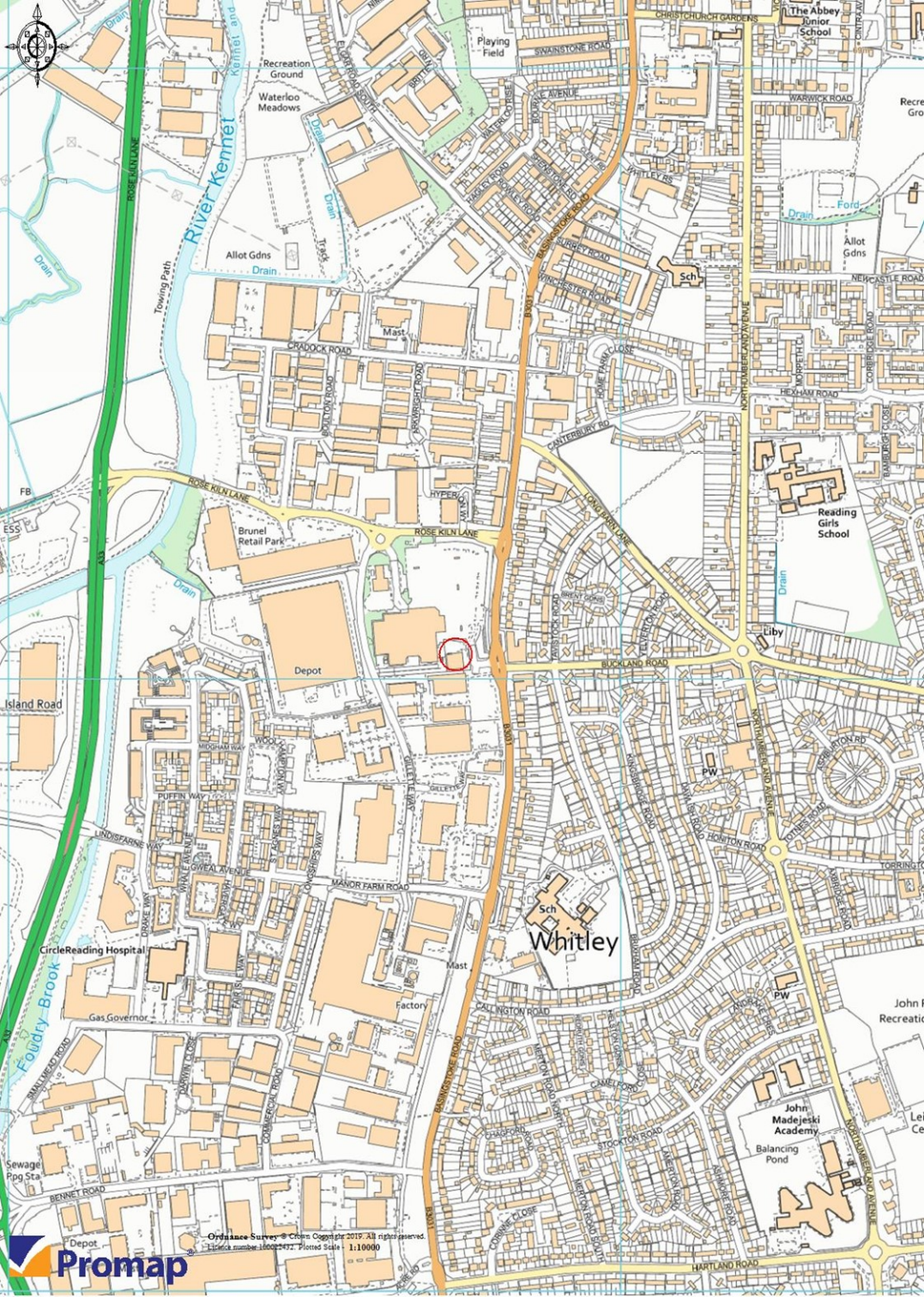
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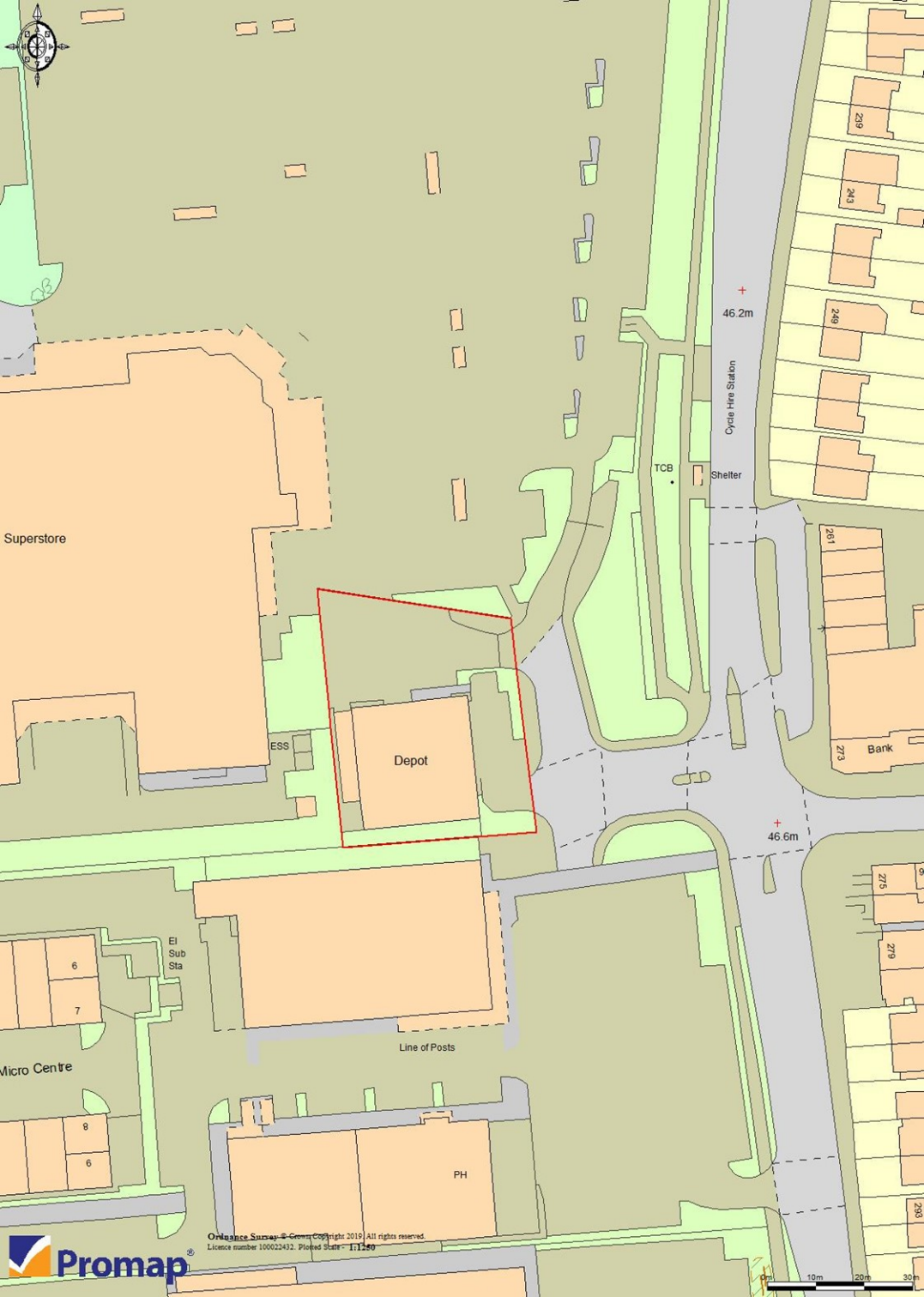
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Superstore

ESS

Depot

TCB

Shelter

Cycle Hire Station

46.2m

46.6m

Bank

Line of Posts

El Sub Sta

Micro Centre

PH