

LANSLEY

business transfer agents since 1890

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TO LET

SELF-CONTAINED LIGHT INDUSTRIAL / WAREHOUSE PREMISES

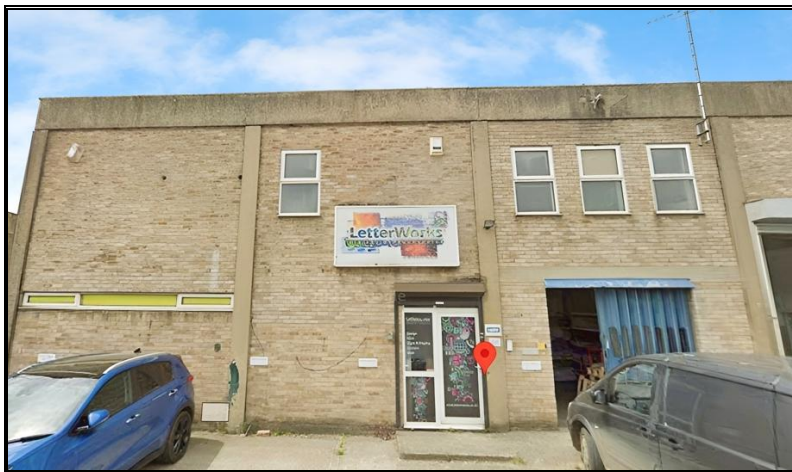
GROUND FLOOR AND MEZZANINE

TWO DEDICATED PARKING SPACES

EXCELLENT SEMI INDUSTRIAL LOCATION – EASY ACCESS TO READING TOWN CENTRE

CIRCA 4180SQ.FT / 388M²

AVAILABLE IMMEDIATELY



**65 LOVEROCK RD,
READING, BERKS,
RG30 1DZ**

Location

The premises are situated on Loverock Road, a well-established commercial and semi-industrial area within easy reach of Reading town centre. The location benefits from excellent access to the A33 and A4, providing convenient connections to Junctions 11 and 12 of the M4 motorway, and onward links to the national motorway network. Reading mainline railway station is approximately 1.5 miles to the east, offering fast and frequent services to London Paddington and beyond.

Premises Description

Ground Floor: Circa. 2,200sq.ft. The premises may be accessed via a front entrance or a side entrance. Entering from the front, the ground floor provides:

- Large open-plan area, suitable for industrial, workshop, production, storage or operational use (subject to planning), offering excellent flexibility for a wide range of occupiers
- Wide front opening door (side-opening, not roller shutter), providing access for commercial products, equipment and deliveries
- Three separate offices / work rooms positioned to the left-hand side
- WC – Toilet and basin serving the ground floor
- Boiler - located in the rear left corner, serving the whole property plus 3phase electric supply.
- Secondary side entrance / fire escape, with stairs leading to the mezzanine / first floor

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Mezzanine / First Floor: Circa. 1980sq.ft The mezzanine is accessed via the internal staircase and provides:

- A spacious open-plan office area
- Glass-partitioned office / meeting room
- Male and female WC facilities
- Fully fitted kitchenette

The space is fully cabled for telephone and data, and may be available semi-furnished or vacant, subject to occupier requirements. The mezzanine level currently includes desks and other office furnishings, which may be used by the incoming tenant but must be properly maintained and kept in good condition. The premises were most recently occupied by Letterworks – commercial printers.

LEASE TERMS

The property is available on a new Full Repairing and Insuring (FRI) lease, for a term of 5, 10, 15 years or longer, subject to negotiation.

- **Rent:** £42,000 per annum (equivalent to £3,500 per calendar month)
- **Rent Reviews:** Upward-only rent reviews at agreed intervals
- **Rent Deposit:** Equivalent to six months' rent, subject to covenant strength
- **Utilities:** Tenant responsible for all utilities
- **Business Rates:** Tenant responsible for 100% of the business rates
- **Building Insurance:** Tenant responsible for the full cost of the building insurance, to be arranged by the landlord and invoiced annually

EPC - D86– Valid until 22nd December 2034

RATEABLE VALUE – £29,750 increasing to - **£36,750 from April 2026**

Ideal Tenants / Uses

The property is well suited to light industrial, workshop, production, printing, trade counter, or operational business uses, with ancillary offices. Including:

- Light industrial, trade or workshop-based businesses
- Production, assembly or distribution users
- SMEs requiring operational space with supporting offices
- Design, technical, training or service-led businesses seeking flexible accommodation

All uses are subject to planning. Interested parties should make their own enquiries with Reading Borough Council to confirm suitability.

VIEWING - Strictly by prior arrangement with Messrs A H Lansley - 0118 959 0271.

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NOTE: Particulars are as supplied by Vendor and verified as far as possible but we cannot accept responsibility for any inaccuracy. *Any dimensions quoted are for guidance only. the acceptance of this order constituting a contract to this effect. 030226



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