



## Unit 10 Berry Court Farm

Tadley, RG26 5AT

### Industrial/Warehouse Unit with Ground and First floor Offices and Storage Mezzanine

**2,633 sq ft**  
(244.61 sq m)

- Ground and first floor offices (680 sq ft)
- Useful storage mezzanine (548 sq ft)
- Secure gated business park
- WC and Tea-Point
- 5 car parking spaces
- Electric loading door 4.3m (h) x 3.0m (w)

# Unit 10 Berry Court Farm, Tadley, RG26 5AT

## Summary

Available Size	2,633 sq ft
Rent	£25,500 per annum
Rateable Value	£13,250
EPC Rating	D (98)

## Description

The available accommodation comprises a modern/industrial warehouse unit. There is a useful ground and first floor office, together with Tea-Point and single WC.

The unit benefits from a useful mezzanine platform and electric loading door 4.3m (h) x 3.0m (w).

## Location

The property is located on the north side of Bramley Road, within ½ mile of the junction with the A340 Aldermaston Road. There is also easy access through Bramley to the A33 Reading to Basingstoke Road. The property provides good access to Aldermaston, Tadley, Basingstoke/M3 and Reading/M4.

## Accommodation

The accommodation comprises the following areas:

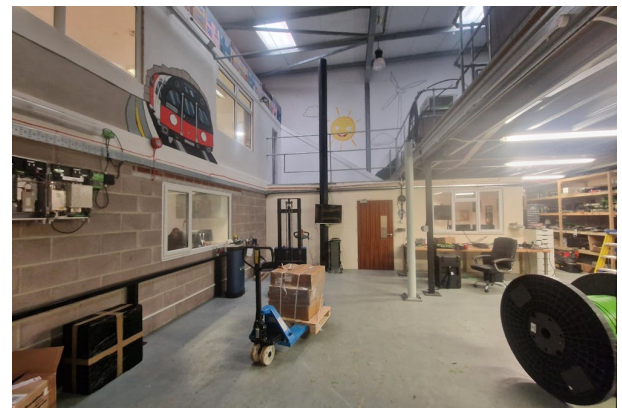
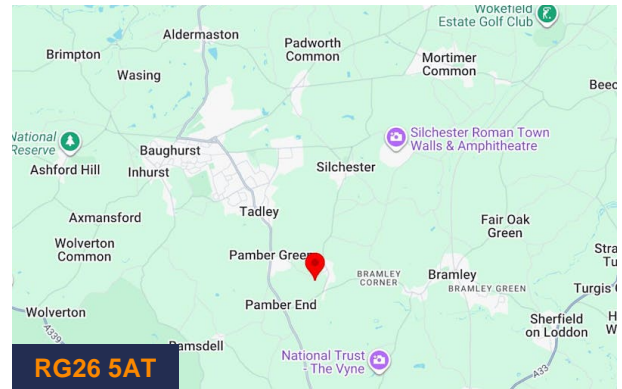
Name	sq ft	sq m	Availability
Ground - First Floor - Office/Warehouse	650	60.39	Available
Unit - Warehouse	1,435	133.32	Available
Mezzanine - Platform	548	50.91	Available
<b>Total</b>	<b>2,633</b>	<b>244.62</b>	

## Terms

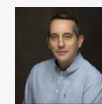
A new full repairing and insuring lease for a term to be agreed contracted outside of the Landlord & Tenant Act 1954 part II (as amended).

## Viewings

Strictly by appointment via the sole agents.



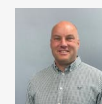
## Viewing & Further Information



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