# C1

# Lambs Farm Business Park
# Basingstoke Road, Swallowfield RG7 1PQ

Industrial Unit


0118 988 8884

info@jpwinkworth.co.uk

Swallowfield, Reading


1150 Sq.t.

Full Repairing Lease

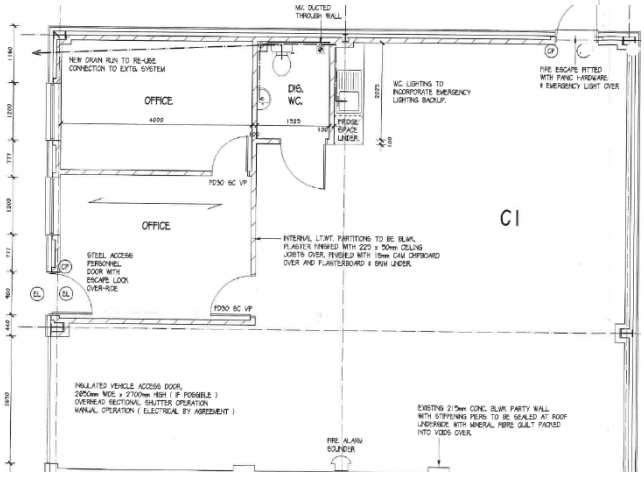
www.jpwinkworth.co.uk

- Gate Entrance
- CCTV 24hr Surveillance
- On-Site Cafe
- On-site Estate Management
- Conference Room
- Storage Containers

## SPECIFICATION

- 2 x Offices
- Warehouse – 3m Eaves Height
- High Performance resin coated floor
- 1 Full Height shutter door (H2.5m x W2.7m)
- WC
- Kitchenette
- Allocated Parking – 5 Spaces
- 3 Phase Power
- High Speed Fibre
- LED Lighting
- Heating System - Oil
- Mains electric, Water & Sewage
- Fire & Security Alarm
- EPC D

The premises have been measured in accordance with RICS Code of Measuring Practice (5th Edition) on a Gross internal basis.

The property compromises a small business unit of steel portal frame construction with profile metal sheet cladding.

## FLOORPLAN