



Sharps
COMMERCIAL

TO LET

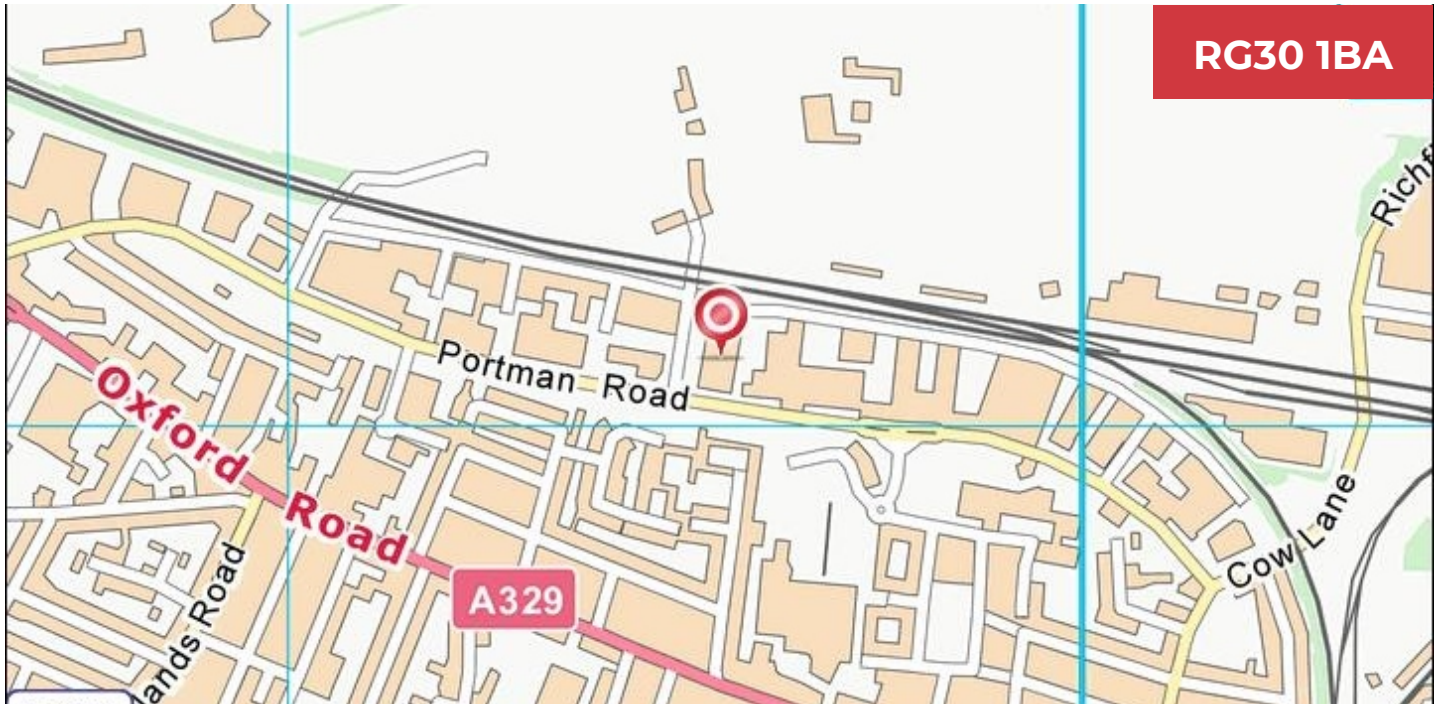
Industrial / Warehouse

50-55 Portman Road, Reading, Berkshire, RG30 1BA

14,500 sq ft
(1,347.05 sq m)



RG30 1BA



Location

Prominently located fronting Portman Road, a short distance from the junction with the A329 Oxford Road. Vehicular access is gained via Loverock Road and Caxton Close to the rear.

Both Reading West and Tilehurst railway stations are within walking distance providing regular services to London and the West, whilst Junctions 11 and 12 of the M4 motorway are within 5-miles.

Description

Modern, prominent, good quality industrial / warehouse with secure car park / yard.

Features

- Prominent
- New Roof
- Large Loading Door
- Minimum Eaves 5.6m
- Painted Concrete Floor
- 3-Phase Power
- Open Plan First Floor Office
- Heated & Lit
- Secure Yard / Car Park
- Rateable Value: £73,500

Accommodation

Floor areas	sq ft	sq m
GF Industrial / Warehouse	11,111	1,032.21
GF Offices / WCs	969	90.02
FF Offices / WCs	2,420	224.82
Total	14,500	1,347.05

Terms

New FRI Lease for a term to expire 31st December 2022 and to be contracted outside the Landlord & Tenant Act.

Rent

£9.00 Per Sq Ft

EPC Rating

C:67

Costs

Each side to pay their own legal and professional costs.

Planning

Interested parties to satisfy themselves on the planning use.

Services/Health & Safety

We have not tested the services. Interested parties are advised to satisfy themselves on all health and safety issues.



Alec White

0118 467 6981

awhite@sharpscommercial.co.uk

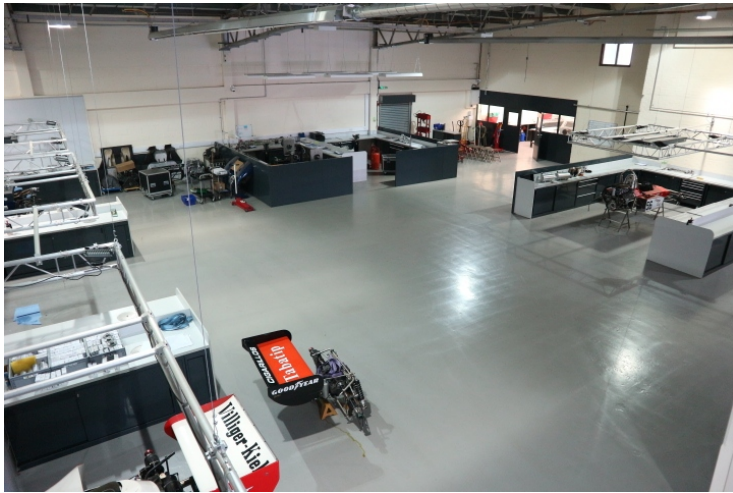


Henry Bellamy-Rosser

0118 467 6983

hbellamy-rosser@sharpscommercial.co.uk

Misrepresentation: These particulars and terms are issued by Sharps Commercial on the understanding that any negotiations respecting the property mentioned are conducted through them, they do not constitute an offer and shall not be incorporated in any contract, either in whole or in part. Neither Sharps Commercial nor the vendors / lessors of the property shall be responsible for any inaccuracy whatsoever in the particulars and terms referred to, or any expense that may be incurred in visiting the property should it prove unsuitable or to have been let, sold or withdrawn. Applicants are advised to make an appointment through us before viewing. Subject to Contract. All figures quoted are exclusive of VAT. All measurements are approximate.



Alec White
0118 467 6981
awhite@sharpscommercial.co.uk



Henry Bellamy-Rosser
0118 467 6983
hbellamy-rosser@sharpscommercial.co.uk

Misrepresentation: These particulars and terms are issued by Sharps Commercial on the understanding that any negotiations respecting the property mentioned are conducted through them, they do not constitute an offer and shall not be incorporated in any contract, either in whole or in part. Neither Sharps Commercial nor the vendors / lessors of the property shall be responsible for any inaccuracy whatsoever in the particulars and terms referred to, or any expense that may be incurred in visiting the property should it prove unsuitable or to have been let, sold or withdrawn. Applicants are advised to make an appointment through us before viewing. Subject to Contract. All figures quoted are exclusive of VAT. All measurements are approximate.



Alec White
0118 467 6981
awhite@sharpscommercial.co.uk



Henry Bellamy-Rosser
0118 467 6983
hbellamy-rosser@sharpscommercial.co.uk

Misrepresentation: These particulars and terms are issued by Sharps Commercial on the understanding that any negotiations respecting the property mentioned are conducted through them, they do not constitute an offer and shall not be incorporated in any contract, either in whole or in part. Neither Sharps Commercial nor the vendors / lessors of the property shall be responsible for any inaccuracy whatsoever in the particulars and terms referred to, or any expense that may be incurred in visiting the property should it prove unsuitable or to have been let, sold or withdrawn. Applicants are advised to make an appointment through us before viewing. Subject to Contract. All figures quoted are exclusive of VAT. All measurements are approximate.