



9 Berry Court

Bramley Road, Little London, Tadley, RG26 5AT

Industrial/Warehouse Unit with Ground and First Floor Offices + Storage Mezzanine

1,444 to 2,633 sq ft
(134.15 to 244.61 sq m)

- Useful Storage Mezzanine (1,189 sq ft)
- Secure Gated Business Park
- Ground Floor Offices plus WC and Tea-Point
- 5 car parking spaces
- Electric loading door 4.3 m (h) x 3.0 m (w)

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Summary

Available Size	1,444 to 2,633 sq ft
Rent	£22,000 per annum
Rates Payable	£13,972 per annum
Rateable Value	£28,000
Service Charge	Upon enquiry
EPC Rating	C (70)

Description

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

The unit benefits from a useful storage 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 of the following

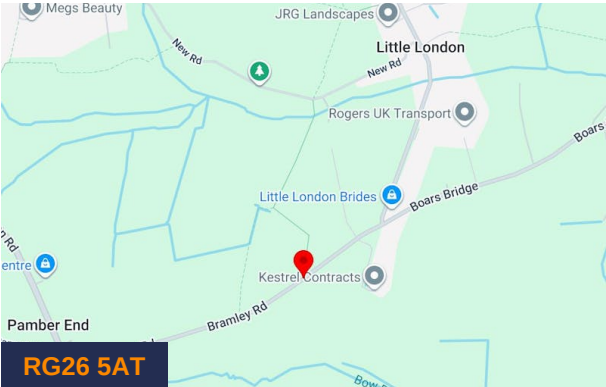
Name	sq ft	sq m	Availability
Ground - Office/Warehouse	1,444	134.15	Available
Unit - Storage/Mezzanine	1,189	110.46	Available
Total	2,633	244.61	

Viewings

Strictly by appointment via the sole agents.

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).



Viewing & Further Information



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