

## UNIT SPEC SHEET

<b>BUILDING NUMBER</b>	UNIT C1	
<b>OWNER</b>	J P Winkworth Ltd	
<b>ADDRESS OF SITE</b>	Lambs Farm Business Park, Basingstoke Road, Swallowfield, Reading, Berkshire RG7 1PQ	
<b>CONTACT NUMBER</b>	0118 988 8884	
<b>YEAR OF CONSTRUCTION</b>	Approx 2004	
<b>TOTAL SQUARE FEET</b>	1150	
<b>MEASUREMENTS</b>	<b>METERS</b>	<b>SQUARE FEET</b>
<b>WAREHOUSE</b>	77.81 m2	837.54
<b>OFFICE – 1</b>	3.9 L X 2.8 W	117.5
<b>OFFICE – 2</b>	3.9 L X 2.6 W	109
<b>MEZZANINE</b>	N/A	
<b>KITCHENETTE</b>	In Warehouse	
<b>WC</b>	1.9 L X 1.5 W	31
<b>SHUTTER DOOR/S</b>	2.5 L X 2.7W	
<b>NUMBER OF SHUTTER DOORS</b>	1	
<b>HEIGHT TO EAVES</b>	3.1m APEX 4.6m	
<b>NUMBER OF OFFICES</b>	2	
<b>PARKING SPACES</b>	5	
<b>TYPE OF ROOF</b>	Pitched with Gutters	
<b>EXTERIOR CONSTRUCTION</b>	Cladding	
<b>COOLING SOURCE</b>	N/A	
<b>HEATING SOURCE</b>	Oil boiler	
<b>WATER</b>	Yes – Landlord Supply (Charged on Usage)	
<b>SEWAGE</b>	Yes	
<b>ELECTRIC</b>	Tenants own Supplier	
<b>POWER</b>	3 Phase	
<b>LIGHTING</b>	LED	
<b>HIGH SPEED FIBRE</b>	Yes	
<b>ALARM - BURGLAR</b>	Yes	
<b>FIRE ALARM</b>	Yes	
<b>EMERGENCY LIGHTING</b>	Yes	
<b>OUTSIDE LIGHTING</b>	Yes	
<b>ACCESS</b>	Key Lock	
<b>GENERATOR</b>	N/A	
<b>TYPE OF LEASE</b>	Full Repairing and Insuring Lease	
<b>LEASE DURATION</b>	10 Years	
<b>EPC</b>	D	
<b>CLASS USE TYPE</b>	B8 & E(g)	
<b>CONTAINER</b>	Hire Only	
<b>OUT OF HOURS</b>	Proximity Card for Gate	