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Industrial Unit with Roller Shutter Door

Unit 1a, Thurley Business Units

Pump Lane, Reading, RG7 1LL

Industrial

TO LET

2,980 sq ft

(276.85 sq m)

- Secure, gated estate
- Generous parking/loading area
- Internal office space
- Kitchenette and WC (M & F) facilities
- New Roller Shutter Door & Pedestrian Entrance
- Great access to M4, M3, Heathrow and South West
- Available from March 2026

Unit 1a, Thurley Business Units, Pump Lane, Reading, RG7 1LL

Summary

Available Size	2,980 sq ft
Rent	£30,000 per annum
Rates Payable	£17,839.25 per annum Please check these figures with the Local Authority.
Rateable Value	£35,750
EPC Rating	Upon enquiry

Description

Available from March 2026, the property provides useful warehouse/ workshop space with the benefit of a roller shutter door (new). There is a small office, additional storage space with two WCs and a kitchenette.

The unit benefits from 3 phase electricity and BT fibre network (this is organised through the Landlord). There is generous onsite parking/loading and the business park offer electric security gates and security cameras.

Please note Vehicle Servicing and Leisure/Gym Use will not be considered as a use.

Location

The property conveniently located 3 miles south of Reading Junction 11 on the M4. This provides excellent access to London, Heathrow and the West. The nearby A33 also provides easy access southwards to the M3 at Hook or Basingstoke.

Accommodation

Name	sq ft	sq m
Ground	2,980	276.85
Total	**2,980**	**276.85**

Viewings

By arrangement with the agent.

Terms

A new full repairing and insuring lease for a term to be agreed. The Lease will be direct with the Landlord. A service charge will be payable.

Business Rates

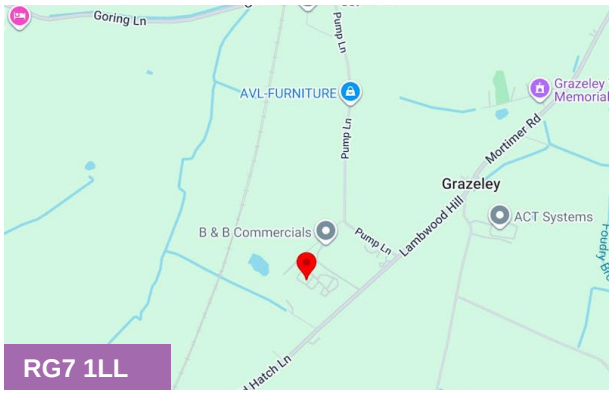
The tenant will be responsible for paying business rates directly to the Local Authority. Please check rates with the Local Authority

Legal Fees

Each party will be responsible for their legal fees

VAT

All figures quoted are exclusive of VAT which we understand is chargeable.



Viewing & Further Information

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