



Unit 44

Suttons Business Park, Reading, RG6 1AZ

Light industrial / warehouse unit available on a sub-lease basis.

650 to 4,600 sq ft
(60.39 to 427.35 sq m)

- Electric roller shutter door
- 7 car parking spaces
- Large communal yard
- Male and Female WC's
- 24 hour on site security

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Summary

Available Size	650 to 4,600 sq ft
Rent	Rent on application
Rates Payable	£7.06 per sq ft
Rateable Value	£58,500
VAT	To be confirmed
Legal Fees	Each party to pay their own costs.
EPC Rating	D

Description

The property comprises of a semi-detached warehouse unit with single storey offices to the front, with a large communal yard to the rear.

Location

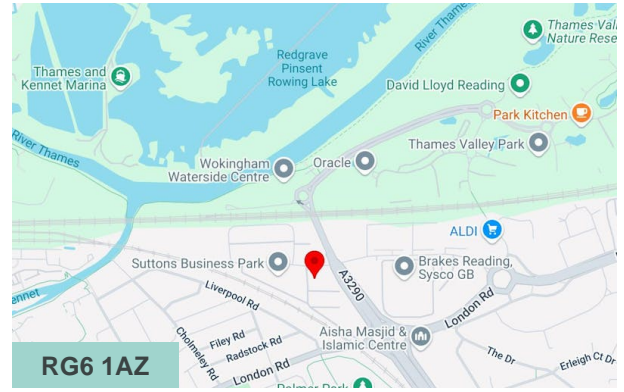
Suttons Business Park is a prime business location at the top of the A329M within 3 miles of Junction 10 of the M4 providing swift access to the national motorway network.

Reading Town Centre is approximately 1.5 miles to the west.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	3,950	366.97	Available
Ground - Ancillary	650	60.39	Available
Total	4,600	427.36	



Viewing & Further Information



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