



**HASLAM'S**  
CHARTERED SURVEYORS

PRELIMINARY DETAILS

**TO LET**

**LARGE SECURE YARD**



# UNIT 1 PINCENTS KILN

Pincent's Lane Reading Berkshire RG31 7SD

<b>TYPE</b>	<b>INDUSTRIAL / WAREHOUSE</b>
<b>TENURE</b>	<b>LEASEHOLD</b>
<b>SIZE</b>	<b>10,232 SQ FT</b> (950.6 SQ M)

## KEY POINTS

- > Large secure yard
- > Prominent location on the estate
- > 6.25m eaves rising to 7.5m
- > Full height loading doors



## Location

The property is situated just to the north of J12 of the M4 Motorway and is accessed via Pincents Lane, which connects into Bath Road (A4) to the south east of the property.

The immediate area is mixed-use, with IKEA positioned on the western side of Pincents Lane, opposite the entrance to the property. In addition, there is a Porsche showroom to the south of the property and Sainsbury's superstore and retail warehousing park to the east.

## Description

Pincents Kiln Industrial Park comprises a self-enclosed industrial estate.

Unit 1 offers a self-contained warehouse with a large secure yard and is situated to the front of the estate. The unit also benefits from:-

### Warehouse

- Electric roller shutter door
- Min. eaves height 6.25m rising to 7.5m
- Sodium lighting

### Offices

- Partitioned meeting room at ground and first floor
- Air conditioning
- Perimeter trunking
- Kitchen facilities including dishwasher

## Accommodation

We understand the Gross Internal Areas (GIA) are as follows;

Floor	sq ft	sq m
Warehouse	7,073	657.1
Ground Floor Offices	1,608	149.4
First Floor Offices	1,551	144.1
<b>Total</b>	<b>10,232</b>	<b>950.6</b>



## Energy Performance Asset Rating

EPC Rating: C (53)

## Terms

The unit is available by way of an assignment or sublease. Alternatively, a new lease may be available from the landlord.

## Rateable Value

The Rateable Value for the property is £82,000.

## Legal Costs

Each party to bear their own legal costs.

Prices are quoted exclusive of VAT which may be charged on the rent.

## Viewing & Further Information

Please contact the sole agents for further information or an appointment to view.



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