

Unit2  
ISLAND ROAD  
WEST READING RG2 0RP

**TO LET**

BRAND NEW INDUSTRIAL / LOGISTICS UNIT  
READY FOR IMMEDIATE OCCUPATION  
1,380 SQ.M / 14,855 SQ.FT



# Unit 2

## DESCRIPTION


Unit 2 Island Road is a high specification modern warehouse measuring 14,855 sq ft (1,380 sq m) of steel portal frame construction with metal clad elevations beneath a pitched roof.

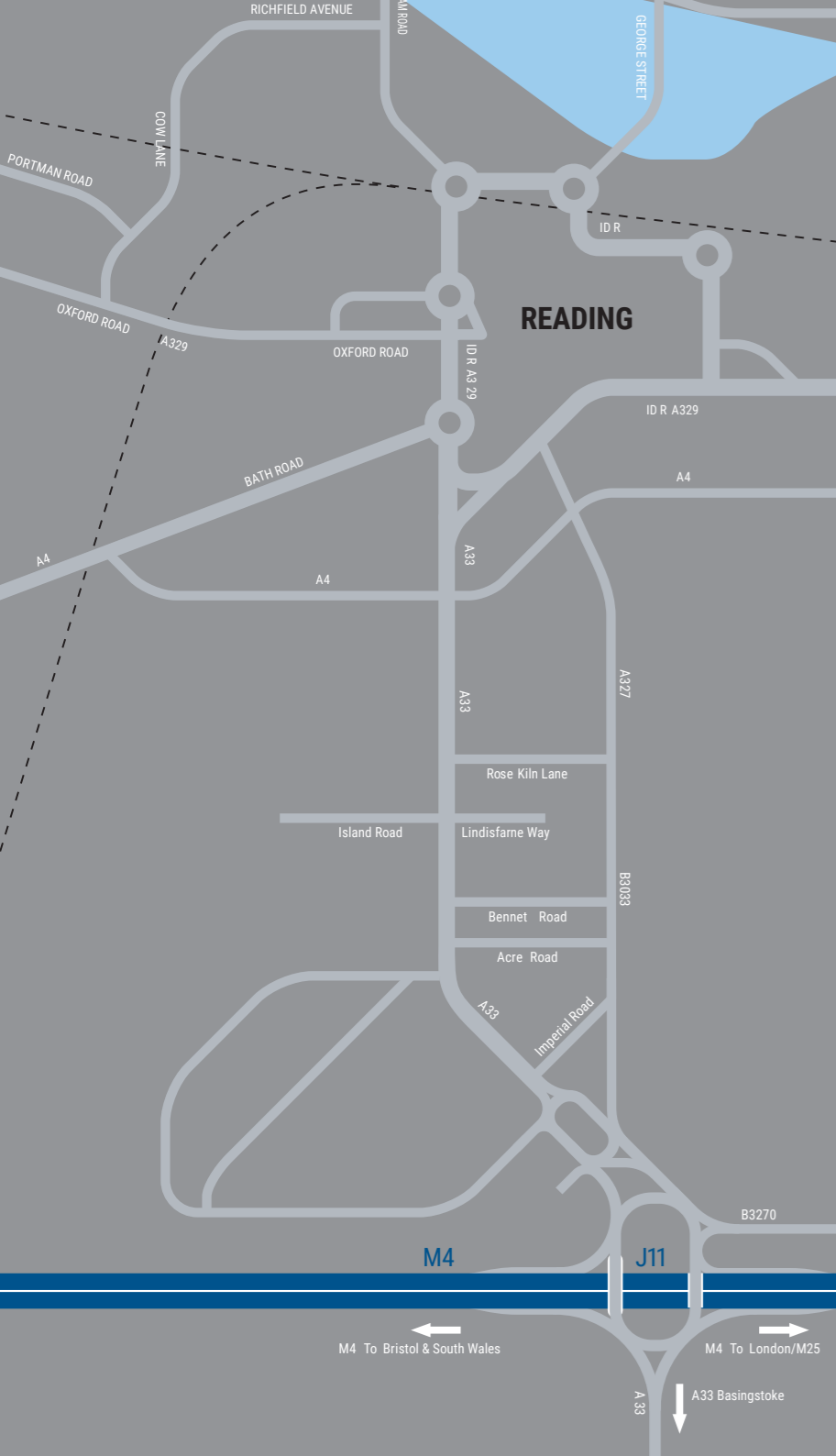
Internally, the warehouse benefits from a minimum eaves height of 8.0m. There are rooflights throughout the warehouse accommodation along with two electric level access loading doors measuring 4.0m (w) x 5.0m (h). Furthermore, the unit benefits from Grade A first floor office space which includes carpet floor covering, raised access floor, LED lighting, comfort heating/cooling and W/C provisions.

Externally, there is a secure gated 27m deep service yard providing car parking spaces. In addition, there is also racking provided for covered bike storage

ACCOMMODATION	SQ FT (GIA)	SQ M (GIA)
WAREHOUSE	13,500	1,254
OFFICES	1,355	126
TOTAL	14,855	1,380

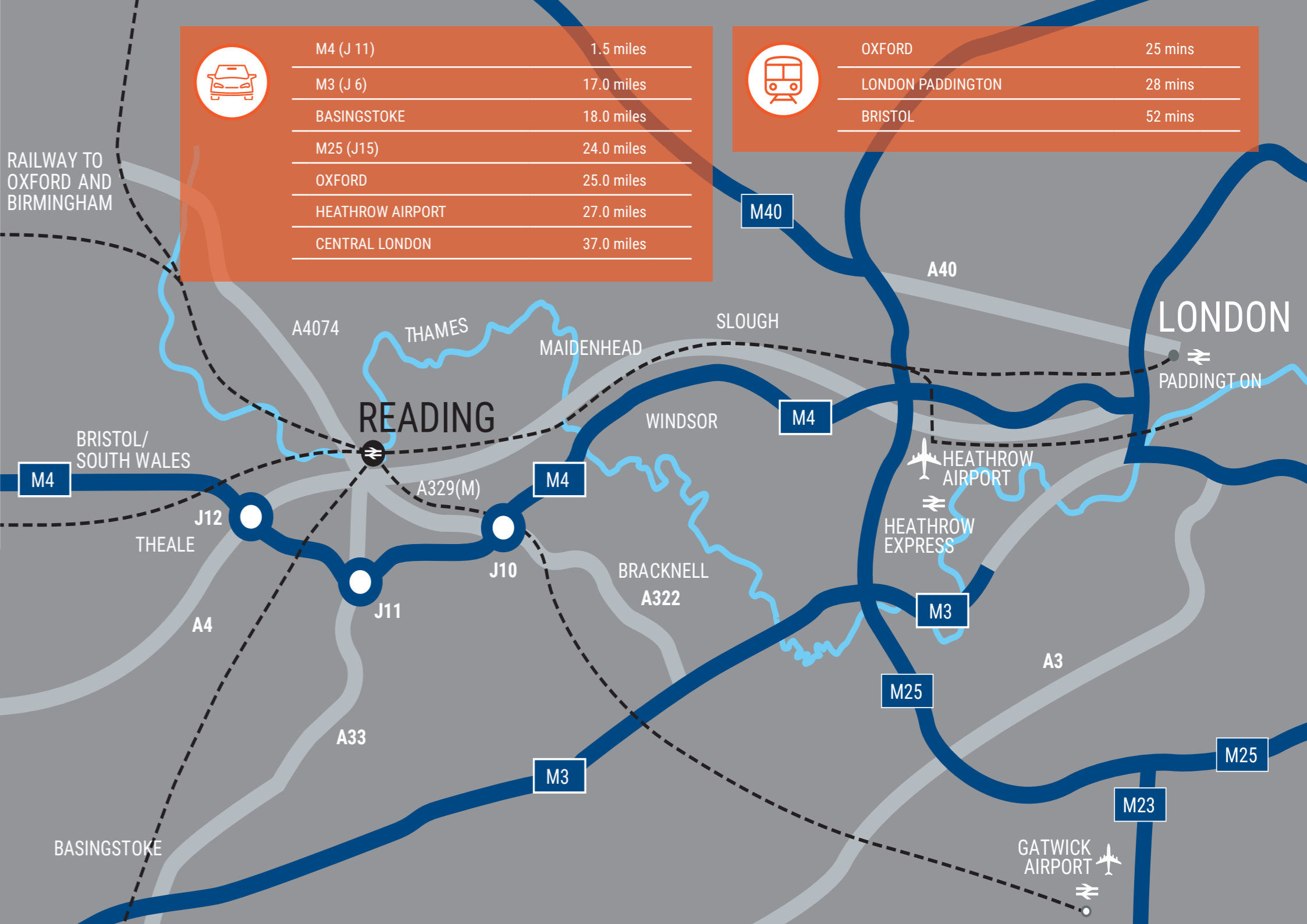


-  STEEL PORTAL FRAME CONSTRUCTION
-  DETACHED SELF-CONTAINED
-  SECURE 27 METRE DEEP SERVICE YARD
-  8M CLEAR INTERNAL EAVES HEIGHT
-  RAIN WATER HARVESTING
-  2 ELECTRIC SURFACE LEVEL LOADING DOORS
-  GRADE A OFFICE SPACE
-  7 CAR PARKING SPACES
-  CLOSE TO M4 J11



## LOCATION

Reading is the major commercial centre within the Thames Valley. The town is strategically located 37 miles due west of Central London, 25 miles south east of Oxford, 70 miles east of Bristol, and 27 miles west of London Heathrow Airport. Reading has excellent road communications and is served by three motorway junctions (J10, 11 & 12) of the M4, providing direct access to the M25 and the National Motorway Network. Junction 13 of the M4, which connects with the A34, is an 18 mile (20 minute) drive





## TENURE

The unit is available by way of a new FRI lease for a term to be agreed

## AVAILABILITY

The unit is available for immediate occupation subject to agreement of the legal documentation.

## VAT

VAT is applicable at the prevailing rate

## BUSINESS RATES

The current rateable value is £199,000 per annum. Parties are advised to make their own enquiries with Reading Borough Council.

## SERVICE CHARGE

There will be a service charge levied for the upkeep of the communal access road. Further information is available via the Agents.

## LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in any transaction.

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