



\* Indicative picture of a similar unit

## UNIT 48 ROBERT CORT ESTATE

Britten Road Reading Berkshire RG2 0AU

<b>TYPE</b>	<b>INDUSTRIAL / WAREHOUSE</b>
<b>TENURE</b>	<b>LEASEHOLD</b>
<b>SIZE</b>	<b>500 SQ FT</b> (46.45 SQ M)

### KEY POINTS

- > Rarely available
- > Large loading door
- > Short distance from Reading Town Centre and Junction 11 of M4 via A33
- > Self contained
- > **\*\*NOT SUITABLE FOR MOTOR TRADE\*\***

## Location

The premises are located on Britten Road, off Elgar Road South, accessed via Basingstoke Road. Junction 11 of the M4 is approximately 1½ miles to the south providing excellent communications with London, Heathrow Airport and the national motorway network.

## Description

The unit comprises a self-contained starter industrial / warehouse unit with a large loading door and car parking.

## Specification

- Self-contained
- Popular estate
- Loading door (3mW x 3.3mH)
- Min height 3.4m
- 3-Phase power supply
- Separate pedestrian entrance
- Fluorescent lighting
- WC
- Car Parking
- \*\*NOT Suitable for Motor Trade\*\*

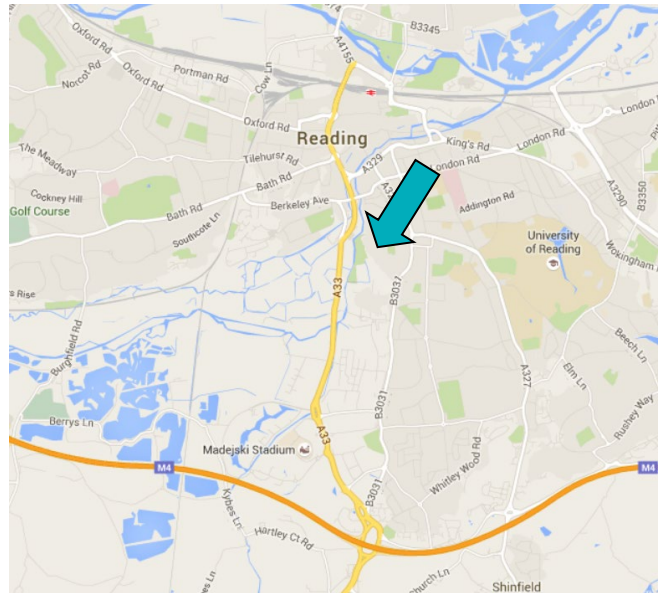
## Accommodation

We understand the Gross Internal Area (GIA) is as follows:

Floor	sq ft	sq m
Ground Flr Industrial / Warehouse	500	46.45
<b>Total</b>	<b>500</b>	<b>46.45</b>

## Energy Performance Asset Rating

EPC Rating: D:76



## Terms

New fully repairing & insuring lease for a term to be agreed and contracted outside the Landlord and Tenant Act.

A rent deposit is required from all tenants.

## Legal Costs / VAT

Each party to bear their own legal costs. Prices are quoted exclusive of VAT.

## Business Rates

The Rateable Value for the property is £7,000.

## Anti-Money Laundering Regulations

To comply with Anti Money Laundering regulations, Haslams Surveyors LLP undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

## Viewing & Further Information

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



Alec White

0118 921 1514  
alecwhite@haslams.co.uk



Tom Holwell

0118 921 1533  
tomholwell@haslams.co.uk

