



**CURRENTLY BEING REFURBISHED**

**TO LET** Warehouse Unit  
**12,987** sq.ft (1,206.5 sq.m)

- Prominent Estate in an established commercial area
- Excellent loading/unloading area with parking
- Close to the M4

**Unit 2, Norcot Industrial Estate, Sterling Way, Tilehurst, Reading, Berkshire, RG30 6HW**

**LCP**

**020 7233 5255**  
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INDICATIVE INTERIOR PHOTOS  
POST REFURBISHMENT

## Unit 2, Norcot Industrial Estate, Sterling Way, Reading, Berkshire, RG30 6HW

### Accommodation (Approx. Gross Internal)

Industrial / Warehouse	11,223 sq.ft	1,042.6 sq.m
Ground Floor Office / WC	588 sq.ft	54.6 sq.m
First Floor Office / WC	1,176 sq.ft	109.3 sq.m
<b>Total</b>	<b>12,987 sq.ft</b>	<b>(1,206.5 sq.m)</b>

### Description:

A semi-detached unit constructed around a steel portal frame with brick and part clad elevations, under a new fully insulated pitched roof.

### Benefits :

- Electrically operated, full height loading doors 4.5m wide x 5.4m high
- Minimum eaves 5.63m rising 8.26m at centre of pitch
- Power float concrete floor
- 3 phase power supply
- LED lighting
- Carpeted offices with gas fired central heating
- Offices have suspended ceiling with recessed lighting
- Kitchen facilities
- Male and female WC's
- Generous parking spaces and loading bays
- Covered parking for approximately 2 vehicles

### Rent

POA.

### Business Rates

Rateable Value £88,000.  
Reading Borough Council.

### Service Charge

A service charge will be levied for the maintenance of common areas.  
Service Charge £2,600.

### Insurance

The Landlord will insure the premises the premiums to be recovered from the tenant.

### Energy Performance

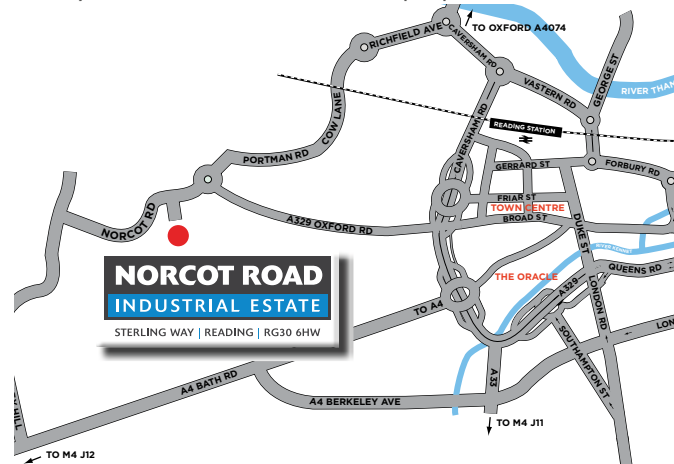
Target EPC of B (post refurbishment). Further information available upon request.

### Planning

The property is considered suitable for B1 (Light Industrial), B2 (General Industrial) or B8 (Warehousing) use. All interested parties are to make their own specific enquiries directly with the Local Planning Authority as to their intended use.

### Legal and Surveyor Costs

Each party will be responsible for their own legal and surveyors costs incurred with the proposed transaction.



### Location - RG30 6HW

Norcot Road Industrial Estate comprises an estate of seven warehouse/industrial units located approximately 2 miles west of Reading's town centre. Access to the M4 motorway is via either Tilehurst to Jct 12 or south Reading via the A33 dual carriageway leading to the much improved Jct 11. The estate is well served by local amenities including shops and public transport.

### Viewing

Strictly via prior appointment with the appointed agent

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