

TO LET OPEN STORAGE LAND

MEREOAK LANE
THREE MILE CROSS | READING | RG7 1JL

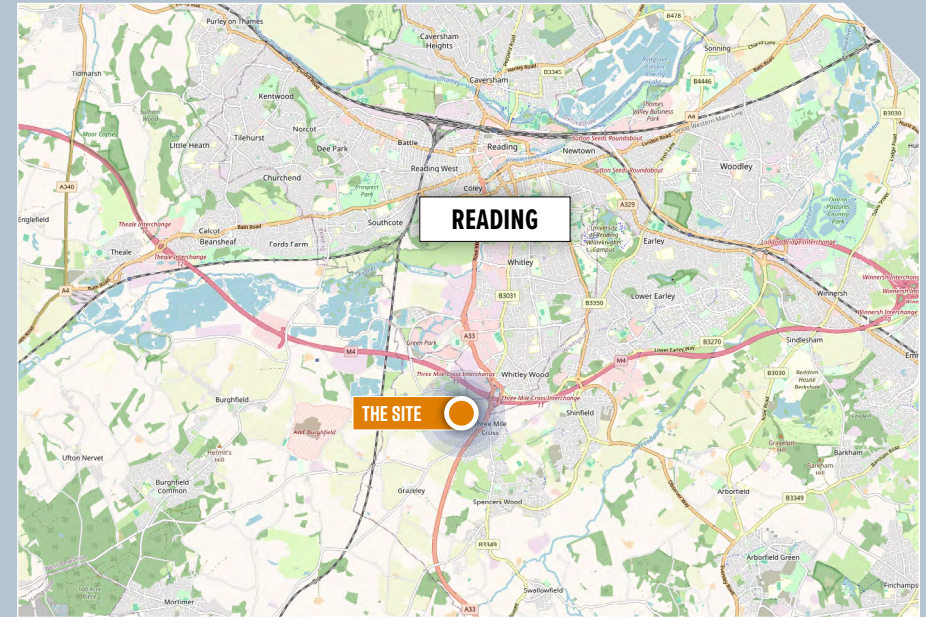
- PROMINENT LOCATION
- LOCATED ON JUNCTION 11 OF THE M4
- EASY ACCESS TO THE M3
- SITE AREA OF CIRCA 4.20 ACRES (1.70 HA)
- PROPERTY AVAILABLE ON A NEW LEASE
- AVAILABLE SUBJECT TO PLANNING PERMISSION
- MAINS WATER AND ELECTRICITY SERVICES

LOCATION

The site is located off the A33 circa 500 meters from junction 11 of the M4. The M4 provides access to London circa 41 miles east and Bristol 78 miles to the West. Heathrow airport can be accessed in around 30 minutes from the subject site.

The A33 provides excellent access to the north and south.

What3Words ///points.large.hails



CITY/TOWN	DISTANCE (MILES)	ESTIMATED TRAVEL TIME
Slough	20	29 minutes
Basingstoke	13	25 minutes
London	34	45 minutes
Swindon	41	53 minutes
Oxford	41	53 minutes
Southampton	45	58 minutes
Bristol	78	82 minutes

Source: Google maps

DESCRIPTION

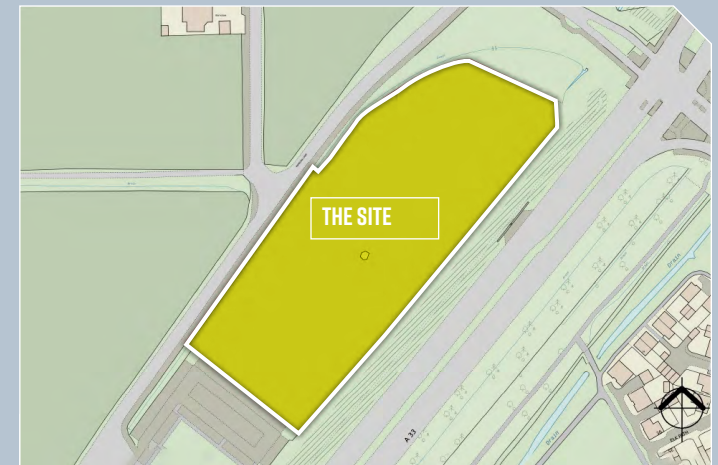


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The site is a level piece of land which extends to approximately 4.20 acres, suitable for open storage or potential other uses subject to the relevant planning permission. We understand that the site will have the benefit of both electricity and water services.

ACCOMMODATION

The site extends to approximate 4.20 acres/ 1.70 ha (182,000 sq ft)



FURTHER INFORMATION

SITE CONFIGURATIONS



OPTION A

1 tenant occupies the whole plot of approx. 4.2 acres (gross).



OPTION B

Site is split between 2 occupiers with an internal access/entrance area and palisade fencing splitting the plots. Each plot circa 2.0 acres.



OPTION C

Site split between 4 occupiers. Internal access road and palisade fencing dividing the plots. Each plot circa 1.0 acres each.

All site configurations are indicative and subject to planning.

TERMS

Available upon request

RENT

£3.50 per sq ft.

VAT

All figures are quoted exclusive of VAT, which may be chargeable.

RATEABLE VALUE

The site has not been assessed for Business Rates purposes.

LEGAL COSTS

Each party is to be responsible for their own legal and professional fees in connection with this transaction.

EPC

EPC exempt – No building present.

MONEY LAUNDERING

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Purchaser will be required to comply with our Anti-Money Laundering policy. Further details are available upon request.

CONTACTS

For further information or to arrange a viewing please contact Colliers or the joint agents Page Hardy Harris (details below):

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