

TO LET
REFURBISHED WAREHOUSE/INDUSTRIAL UNIT
4,412 SQ FT (409.80 SQ M)
WITH GATED YARD OF APPROX 3,750 SQ FT

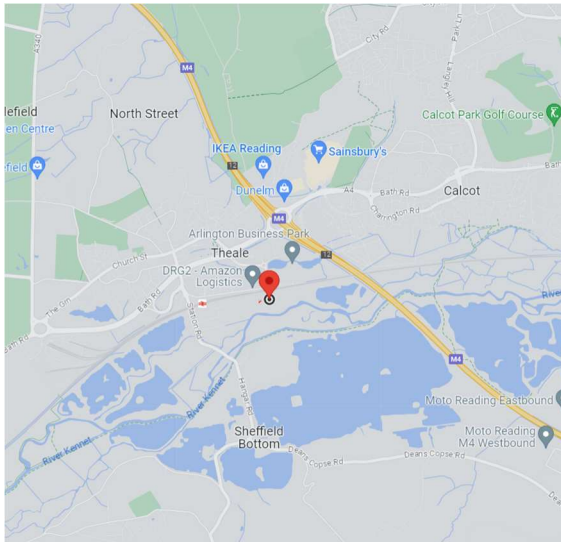


4B KENNET WEIR INDUSTRIAL ESTATE
ARROWHEAD ROAD
THEALE
READING
RG7 4AD



LOCATION

Theale is located approximately 3 miles west of Reading adjoining Jct 12 of the M4. The property forms part of an established industrial estate at the eastern end of Arrowhead Road.



DESCRIPTION

A modern warehouse/industrial unit having been totally refurbished. Adjacent occupiers include Iveco Trucks, Fenton Plant Hire and Gray build Base.

TERMS

The property is available on a new lease direct from the landlords at £40,811 pa exclusive (£9.25 per sq. ft.)

ACCOMMODATION

FLOOR	SQ M	SQ FT
WH/Industrial	375.15	4.038
Offices	34.65	373
TOTAL	409.80	4,412

Gross Internal Areas

AMENITIES

WAREHOUSE/INDUSTRIAL

- New external cladding to front elevation
- Eaves min 4m rising to 6.3m at center of pitch.
- New full height electrically operated loading door 5m wide x 4.3m high
- Powerfloat concrete floor with new dust proof sealant
- New windows
- Kitchen station
- New Male and Female WC's
- New Lighting

OFFICES

- Recently constructed and decorated.
- Surface mounted fluorescent tube lighting

EXTERNAL

The building benefits from a gated secure yard of approximately 3,750 sq ft.

BUSINESS RATES

DV web site states a Rateable value of £29,500. Rates payable £14,720 for the year 23/24

EPC

Awaiting Energy Performance Certificate.

VAT

VAT is excluded from all figures quoted.

CONTACT/VIEWING JOINT AGENTS

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