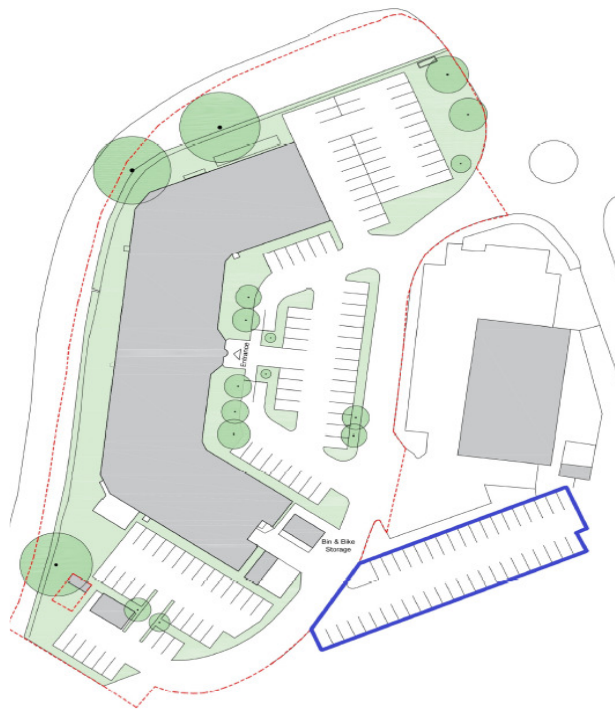


0.23 acres (approx.) of parking/open storage with potential for alternative uses subject to planning.

TO LET/FOR SALE



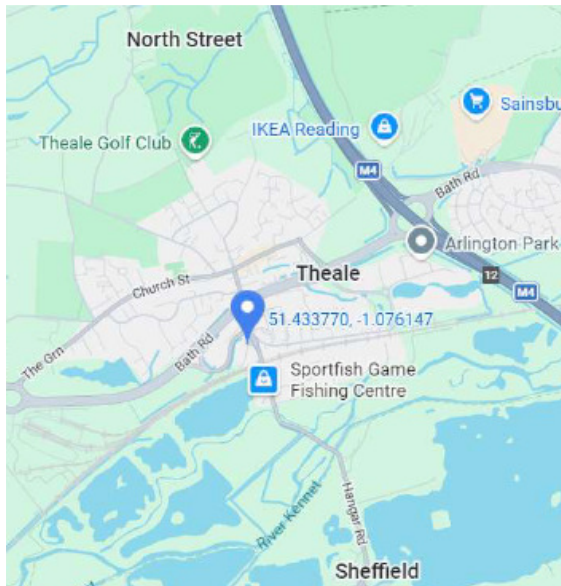
**Land at Forum
Station Road
Theale
Berkshire
RG7 4RA**

LOCATION

Located close to Junction 12 of the M4, in the heart of the Thames Valley, providing direct access for routes to London and Heathrow Airport to the east, and Bristol to the west.

Theale Railway station is approximately 500 metres to the east whilst the town centre is a similar distance to the north providing retail and leisure facilities.

The surrounding area is predominantly warehousing and offices with occupiers including Amazon, Thames Valley Police, Porsche and John Lewis, whilst Arlington Business Park is to the East, adjacent to the M4 Motorway. IKEA Reading is located immediately north of Junction 12, together with Sainsbury's, Habitat, Dunelm and other leading retailers.



DESCRIPTION

The site totals approximately 0.23 acres of paved land which currently caters for up to 42 parking spaces. We are advised that there are services nearby which the site is able to connect to via a separate agreement.

LEASE

A new lease is available for a term to be agreed.

FREEHOLD

Our client will consider a sale of the site. Further details are available on application



QUOTING TERMS

We are quoting a rent of £25,000 per annum exclusive.

BUSINESS RATES

The tenant will be responsible for the payment of business rates and should make their own enquiries with the relevant charging authority.

SERVICE CHARGE

A contribution towards the common access route may be required.

VAT

VAT is excluded from all figures quoted.

CONTACT/VIEWING

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