

To Let

Units D&E Reading Approach Cradock Road Reading RG2 0JT

**Semi Detached Warehouse Unit
with Ancillary Office Accommodation**

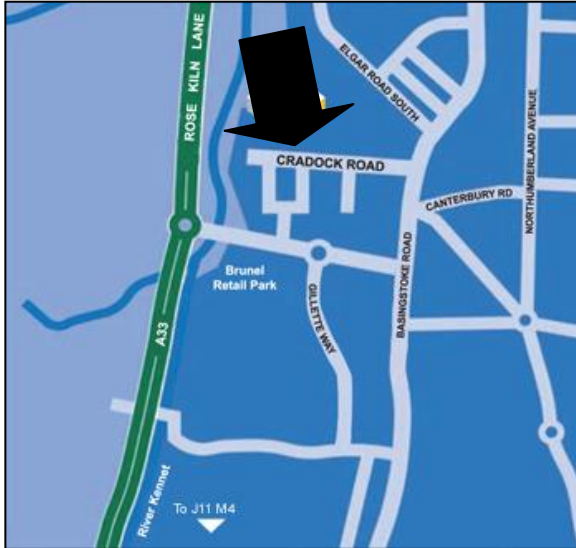


34,520 sq ft
3,206 sq m

- ❖ Good Access to Junction 11 of the M4
- ❖ 1000 KVA (approx.)
- ❖ Upgraded Drainage, Water and Gas Supply
- ❖ 8.4m Maximum Eaves Height

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Location



The property is located in Reading Approach, on Cradock Road in Reading.

Reading Approach is prominently located 2 miles to the south of Reading town centre, and 2 miles to the north of Junction 11 of the M4 via the A33.

Description

The property is a modern semi-detached warehouse unit with ancillary office accommodation at the first floor to the front. The unit forms part of a multi-unit scheme on Cradock Road.

The unit is of steel portal frame construction, under a single pitched roof.

The warehouse benefits from sodium lighting to a high level, warehouse heating, and three full height up and over loading doors.

Accommodation

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

	sq ft	sq m
Warehouse	29,746	2,763
First Floor Offices	4,774	443
Total Area	34,520	3,207

Amenities

- Generous car parking allocation
- 8.4m maximum eaves height
- Integral office accommodation
- Warehouse lighting and heating
- LG7 Lighting
- Broadband capability
- Gas Central Heating
- Kitchen area
- Cat 5 Cabling

Terms

The property is available by way of an assignment or subletting of our clients lease expiring July 2022.

There is an option to break the lease at July 2017.

Rent available on application.

Legal Costs / VAT

Each party to bear their own legal costs.

Rents are quoted exclusive of VAT which may be charged on the rent.

Viewing & Further Information

Please contact the sole agent for further information or an appointment to view:

Neil Seager - Haslams

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Tom Kimbell - DTZ

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Jan 2012

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Whilst every effort has been made to ensure the accuracy of these particulars they are intended for guidance only and do not form any part of the contract

Chartered Surveyors
HASLAMs

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