

To Let

New Instruction

Unit 9 iO Trade Centre Deacon Way Reading RG30 6AZ



Industrial / trade space
Also suitable for motor related use

2,695 sq ft
250.36 sq m

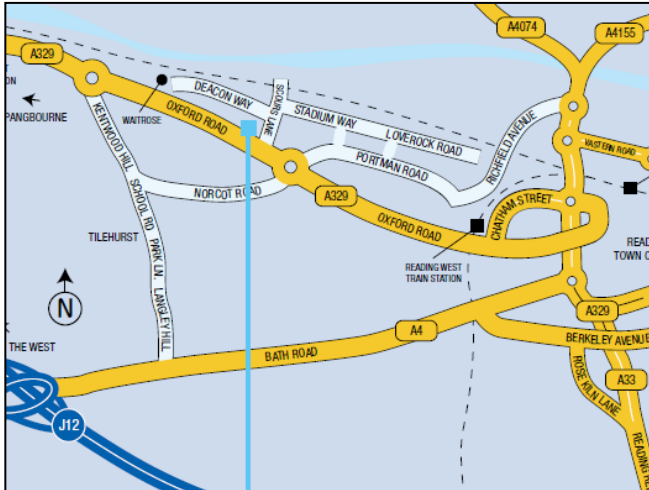
- ❖ Adjacent occupiers include; Toolstation, Reed Harris Tiles, and Motor Parts Direct

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Location

The iO Trade Centre is situated approximately 2 miles west of Reading Town Centre. The scheme is accessed via Deacon Way and fronts the Oxford Road (A329).

Road communications are good with London, Heathrow, and the national motorway network all being easily accessible.



Description

Unit 9 comprises of a mid-terrace modern industrial facility of steel portal frame construction with part blockwork to lower elevations and profile sheet metal cladding to upper, under a pitched roof.

The premises are currently being used for a motor related use including some office space but could be used for a variety of other uses.

Other occupiers on the scheme include Toolstation, Reed Harris and Motor Parts Direct.

Accommodation

We understand the Gross Internal floor areas (GIA) are as follows;

	sq ft	sq m
Warehouse	2,397	222.68
Offices	298	27.68
TOTAL	2,695	250.36

Amenities

- Full height electric roller shutter
- Office area
- 3 car ramps
- Designated Car parking
- 6.8 m eaves height
- 35 kN/m² floor loading
- 3 Phase Power
- Gas Supply

Terms

The premises are available either on an FRI sub-lease or an assignment of the head lease which expires 10th March 2020.

The landlord may also consider a new lease on terms to be agreed.

Rent on application.

Planning

The property has planning for trade counter, industrial and warehouse use.

Business Rates

Rateable Value - £25,750

2011/ 2012 Rates Payable £11,150 per annum.

Viewing & Further Information

Please contact Haslams for further information or an appointment to view:

Roger Reid - Haslams

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Nov 2011

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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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