

47 LOVEROCK ROAD
READING RG30 1DZ



INDUSTRIAL FOR SALE / TO LET



5,994 sq ft

KEY FEATURES

- Car parking and loading at front
- 6.1m clear working height
- Concertina double loading doors

SCHEDULE OF AREAS

Description	ft ²	m ²
Warehouse	5,994	557
TOTAL	5,994	557

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DESCRIPTION

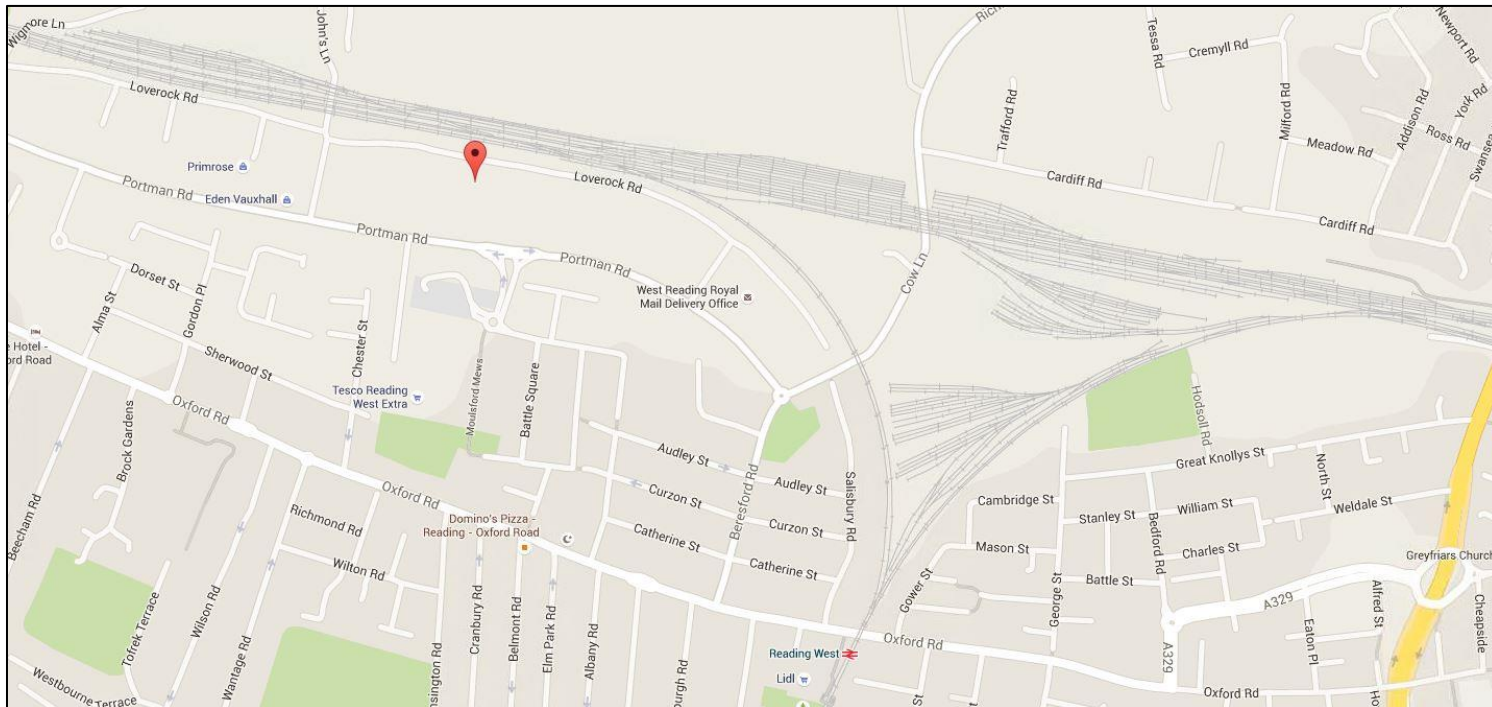
A self contained end of terrace industrial unit with ancillary offices on Loverock Road, Reading.

LOCATION

The property is situated in the established Battle Farm Estate industrial area. The property has immediate access from Loverock Road which adjoins Portman Road and Oxford Road providing easy access into Reading Town Centre and Junction 12 of the M4 Motorway. The Town Centre is less than 8 minutes drive while the M4 is 15 minutes away.

AMENITIES

- Car parking and loading (at front)
- 6.1 m clear working height
- Ancillary offices
- Male and female WCs
- Kitchen
- Concertina double loading doors



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EPC

Energy Performance Rating: G 167

TENURE

The property is available to let or freehold purchase.

PRICE / RENT

On application.

SERVICES

Vail Williams LLP has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

VIEWING

Strictly by appointment through the sole agents.

CONTACT

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