



Sharps
COMMERCIAL

TO LET / MAY SELL

Industrial / Warehouse

Units 1-3, Meadow Road, Reading, Berkshire, RG1 8LB

5,933 - 23,398 sq ft
(551.18 - 2,173.67 sq m)



**RG1 8LB**

Location

The units are situated just off the popular Milford Road Trading Estate forming part Richfield Avenue. All units are within walking distance to Reading town centre, railway station and associated amenities.

Junctions 11 and 12 of the M4 are easily accessible providing direct communications to London, Heathrow Airport and the national motorway network.

Description

Three Industrial / Warehouse units available on both a leasehold and freehold basis benefitting from excellent eaves height, good road links and ample parking to the front.

Features

- To be refurbished
- 3 phase power
- Full height loading doors
- Maximum eaves height 9.52m
- Excellent transport links
- Within walking distance of Reading town centre
- Wcs and tea points
- Immediately available

Accommodation

Floor areas	sq ft	sq m
Unit 1 [~	11,208	1,041.22
Unit 2 [~	5,933	551.18
Unit 3 [~	6,257	581.28
Total	23,398	2,173.67

Terms

A new FRI lease is available for a term by arrangement. The freehold may be available for sale.

Rent

£6.25 - £8.00 Per Sq Ft

Price

£2,450,000

EPC Rating

Unit 1: B
Unit 2: D
Unit 3: D

Costs

Each side to pay their own legal and professional costs.

Planning

Interested parties to satisfy themselves on the planning use.

Services/Health & Safety

We have not tested the services. Interested parties are advised to make their own enquiries regarding all health and safety issues.



Henry Bellamy-Rosser

0118 467 6983

hbellamy-rosser@sharpscommercial.co.uk



Alec White

0118 467 6981

awhite@sharpscommercial.co.uk

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