UNDER OFFER
Industrial / Warehouse

Unit 6, Loverock Road Trading Estate, Portman Road, Reading, Berkshire, RG30 1DZ

18,445 sq ft
(1,713.54 sq m)
Location
Loverock Road Industrial Estate is prominently located frontal Portman Road, north west of Reading town centre and a short distance from the A329.

Junction 11 of the M4 is easily accessible via the A33 providing direct communications with London, Heathrow Airport and the national motorway network.

Reading central railway station provides regular high-speed services to London (Paddington) and the west country.

Description
Prominent industrial / warehouse unit with large loading door and a roof-top car park.

Features
- Prominent
- Rarely available
- 3 phase power
- 4.5m min height
- 5.2 max height
- Large loading door
- Dedicated shared loading area
- Large roof top car park
- Concrete floor
- Second floor showroom / office / storage

Accommodation

<table>
<thead>
<tr>
<th>Floor areas</th>
<th>sq ft</th>
<th>sq m</th>
</tr>
</thead>
<tbody>
<tr>
<td>GF Warehouse &amp; office</td>
<td>9,623</td>
<td>893.98</td>
</tr>
<tr>
<td>FF Office</td>
<td>1,679</td>
<td>155.98</td>
</tr>
<tr>
<td>SF Showroom/office</td>
<td>7,143</td>
<td>663.58</td>
</tr>
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<td><strong>Total</strong></td>
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<td><strong>1,713.54</strong></td>
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Terms
New FRI lease for a term by arrangement. Freehold maybe available For Sale with vacant possession.

Rent
£5.25 Per Sq Ft

Price
£1,200,000

EPC Rating
TBC

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 satisfy themselves concerning all health and safety issues.
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