For Sale/To Let
Industrial Property

Modern Trade Counter / Warehouse
Unit 2 iO Trade Centre, Deacon Way, Reading, RG30 6AZ

- 3,985 Sq Ft (370.2 Sq M)
- 6m minimum eaves height
- Large electric roller shutter door
- 10 car parking spaces
Unit 2 iO Trade Centre, Deacon Way, Reading, RG30 6AZ

Location

The iO Trade Centre is prominently located on the Oxford Road (A329), approximately 2 miles west of Reading town centre. Vehicular access is gained via Deacon Way.

Road communications are good, with Junctions 11 and 12 of the M4 providing direct access to London, Heathrow Airport and the national motorway network.

Description

The iO Trade centre comprises 10 modern, trade counter / warehouse units of steel portal frame construction, with profile steel metal cladding under pitched roofs with translucent roof panels.

Other occupiers on the estate include Toolstation, Reed Harris Tiles, Newey & Eyre and Motor Parts Direct.

Unit 2 is accessed via an electrically operated roller shutter loading door (4mW x 5.6mH), as well as a glazed passenger entrance. The unit has a minimum eaves height of 6 metres, WC facility, a small office area and sodium lighting.

There is currently racking in place, which could be of benefit. If not then it will be removed by the landlord.

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<tr>
<th>Ground</th>
<th>sq ft</th>
<th>sq m</th>
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<td>Warehouse</td>
<td>3,985</td>
<td>370.2</td>
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Business Rates

By way of guidance, the Rates Payable are approximately £4.23 per sq ft. Interested parties are advised to make their own enquiries to the local authority - Reading Borough Council - 0118 937 3787

Terms

Available on a new lease directly from the landlord on terms to be agreed. The quoting rent is £12.00 per sq ft.

Alternatively the freehold of the property can be purchased. The quoting price is £550,000.

EPC

C (73)

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

Philip Hunter
Lambert Smith Hampton
07711 234 374
phunter@lsh.co.uk

Mitchel Flaherty
Lambert Smith Hampton
07860 189 734
mflaherty@lsh.co.uk

Ground sq ft sq m

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Legal Costs

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

November 2015