TO LET / MAY SELL

Industrial / Warehouse

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

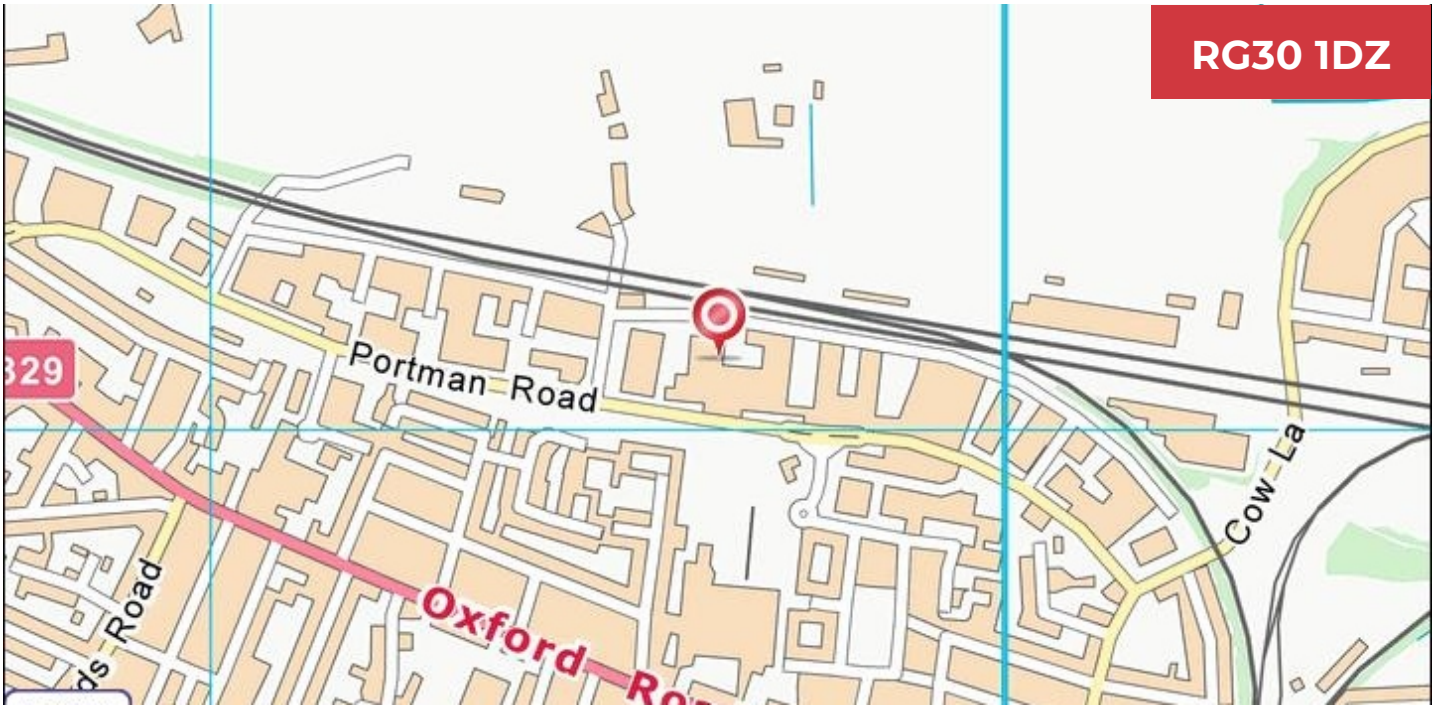
18,445 sq ft
(1,713.54 sq m)

26/28 Southampton Street,
Reading, Berkshire RG1 2QL

0118 939 1600

info@sharpscommercial.co.uk

sharpscommercial.co.uk



Location

Loverock Road Industrial Estate is prominently located fronting 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 poweer
- 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

Floor areas	sq ft	sq m
GF Warehouse & office[~	9,623	893.98
FF Office[~	1,679	155.98
SF Showroom/office[~	7,143	663.58
Total	**18,445**	**1,713.54**

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.

Alec White
0118 467 6981
awhite@sharpscommercial.co.uk

Henry Bellamy-Rosser
0118 467 6983
hbellamy-rosser@sharpscommercial.co.uk

Misrepresentation: These particulars and terms are issued by Sharps Commercial on the understanding that any negotiations respecting the property mentioned are conducted through them, they do not constitute an offer and shall not be incorporated in any contract, either in whole or in part. Neither Sharps Commercial nor the vendors / lessors of the property shall be responsible for any inaccuracy whatsoever in the particulars and terms referred to, or any expense that may be incurred in visiting the property should it prove unsuitable or to have been let, sold or withdrawn. Applicants are advised to make an appointment through us before viewing. Subject to Contract. All figures quoted are exclusive of VAT. All measurements are approximate.

Alec White
0118 467 6981
awhite@sharpscommercial.co.uk

Henry Bellamy-Rosser
0118 467 6983
hbellamy-rosser@sharpscommercial.co.uk

Misrepresentation: These particulars and terms are issued by Sharps Commercial on the understanding that any negotiations respecting the property mentioned are conducted through them, they do not constitute an offer and shall not be incorporated in any contract, either in whole or in part. Neither Sharps Commercial nor the vendors / lessors of the property shall be responsible for any inaccuracy whatsoever in the particulars and terms referred to, or any expense that may be incurred in visiting the property should it prove unsuitable or to have been let, sold or withdrawn. Applicants are advised to make an appointment through us before viewing. Subject to Contract. All figures quoted are exclusive of VAT. All measurements are approximate.