TO LET
Industrial / Warehouse

816 Oxford Road, Reading, Berkshire, RG30 1EL

11,518 sq ft
(1,070.02 sq m)
Location
816 Oxford Road is located to the West of Reading town centre with easy access to the A33 and in turn J11 of the M4 motorway. Road communications are excellent with London, Heathrow Airport and the national motorway network all easily accessible.

Description
Prominent industrial / warehouse and showroom building with large secure car park / yard to the rear.

Features
- Prominent
- Large secure car park/yard
- Suitable for showroom (STP)
- Flexible accommodation
- Two loading doors (3.86mW x 3.04mH and 4.8mW x 3.2mH)
- Min height 2.9m
- Max height at apex 5m
- Security grilles

Accommodation

<table>
<thead>
<tr>
<th>Floor areas</th>
<th>sq ft</th>
<th>sq m</th>
</tr>
</thead>
<tbody>
<tr>
<td>GF Front showroom</td>
<td>1,500</td>
<td>139.35</td>
</tr>
<tr>
<td>GF Rear &amp; side stores &amp; WC[s]</td>
<td>4,133</td>
<td>383.96</td>
</tr>
<tr>
<td>GF Main warehouse</td>
<td>5,885</td>
<td>546.72</td>
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<tr>
<td><strong>Total</strong></td>
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<td><strong>1,070.02</strong></td>
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</tbody>
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Terms
An assignment of the existing FRI lease expiring 29.9.2021 or a new FRI lease on terms by arrangement.

Rent
£85,000 Per Annum

EPC Rating
E104

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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(1,070.02 sq m)

26/28 Southampton Street, Reading, Berkshire RG1 2QL
0118 939 1600
info@sharpscommercial.co.uk
sharpscommercial.co.uk

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

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

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