



UNIT D2 ACCESS 12

Station Road Theale Berkshire RG7 4PN

TYPE	INDUSTRIAL / WAREHOUSE
TENURE	LEASEHOLD
SIZE	2,296 SQ FT (213 SQ M)

KEY POINTS

- > Modern mid terrace unit
- > Adjacent to Junction 12 of the M4
- > Security barrier at entrance to estate
- > Mezzanine floor
- > 3 allocated parking spaces

Location

Access 12 is situated just off junction 12 of the M4. The estate lies on Station Road to the south of the motorway junction and is accessed and bounded by the A4. The A4 connects Reading with Newbury and joins the M4 (1 mile) to the east providing easy access to Reading (5 miles) and London (45 miles).

Theale train station and Theale High Street are just a 5 minute walk away. Theale Train Station links London Paddington and the West Country. Theale High Street has a range of local shops, pubs, restaurants and banks. Just to the north of junction 12 is a large retail park which includes a Sainsbury's and Boots.

Description

Unit D2 is a mid-terrace modern industrial / warehouse unit of steel portal frame construction. The property benefits from an electric roller shutter door, 6 metre minimum eaves height, 3 phase power and a good quality mezzanine floor. The unit is in good condition throughout and benefits from 3 allocated car parking spaces..

Amenities

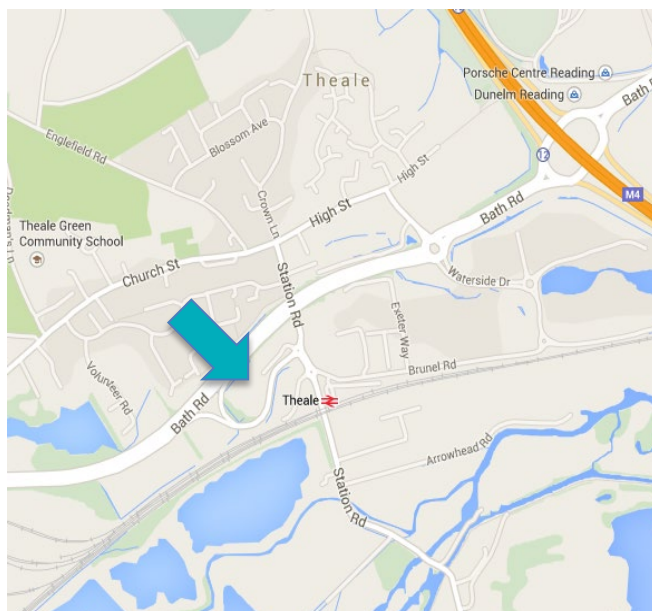
The unit benefits from the following amenities:-

- Three phase power
- 6m minimum eaves height
- Mezzanine floor
- Electric roller shutter door
- 3 allocated parking spaces

Accommodation

We understand the approximate Gross Internal Area's (GIA) are as follows;

	sq ft	sq m
Warehouse	1,519	141.1
Office & Ancillary	777	72.2
Total	2,296	213.3



Energy Performance Asset Rating

EPC Rating: G:298

Rateable Value (2019/20)

£15,750

Terms

Available on a new lease on terms to be agreed with the landlord.

Legal Costs / VAT

Each party to pay their own legal costs.

We understand the property is elected for VAT.

Viewing & Further Information

Please contact the sole agents for further information or an appointment to view.



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