

FOR SALE

FREEHOLD

448A

BASINGSTOKE ROAD
READING RG2 0RX

High office-content
warehouse / HQ facility
with excellent parking

26,692 sq ft (2,480 sq m)



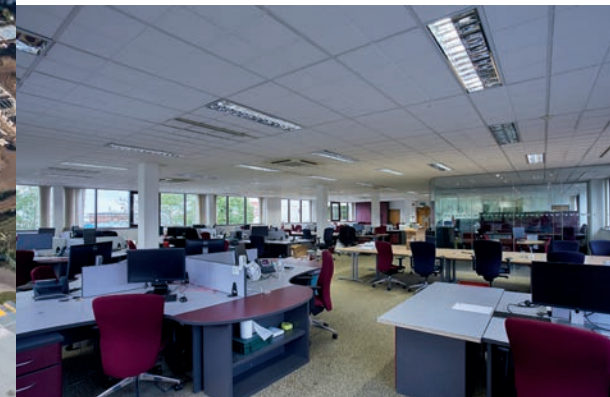


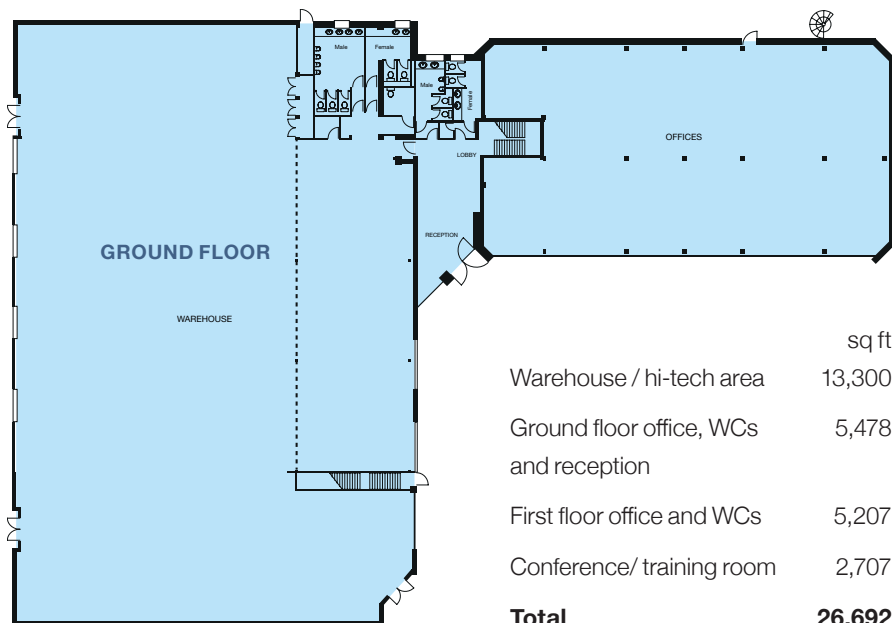
DESCRIPTION

448A Basingstoke Road comprises a modern, detached, HQ style hi-tech industrial/warehouse facility with attractive two-storey offices to the front with excellent car parking.

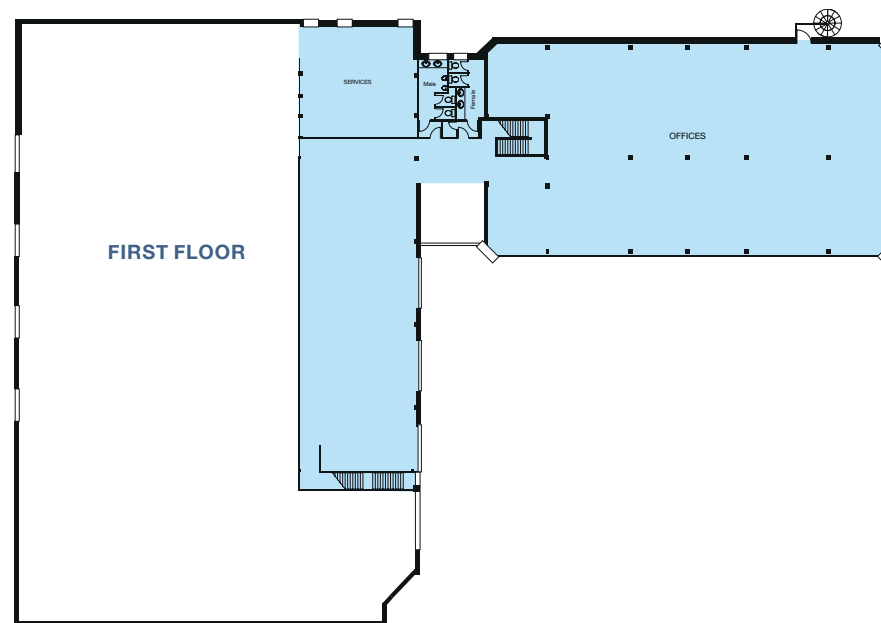
OFFICE FEATURES

- Two-storey – predominantly open-plan
- Attractive double height atrium reception
- Suspended ceiling
- Excellent natural light
- Raised floor with 3 compartment underfloor trunking
- Kitchen/break out areas on each floor
- Male/female WCs on each floor
- Impressive conference/training suite





	sq ft	sq m
Warehouse / hi-tech area	13,300	1,235.5
Ground floor office, WCs and reception	5,478	508.9
First floor office and WCs	5,207	483.7
Conference/ training room	2,707	251.5
Total	26,692	2,479.6

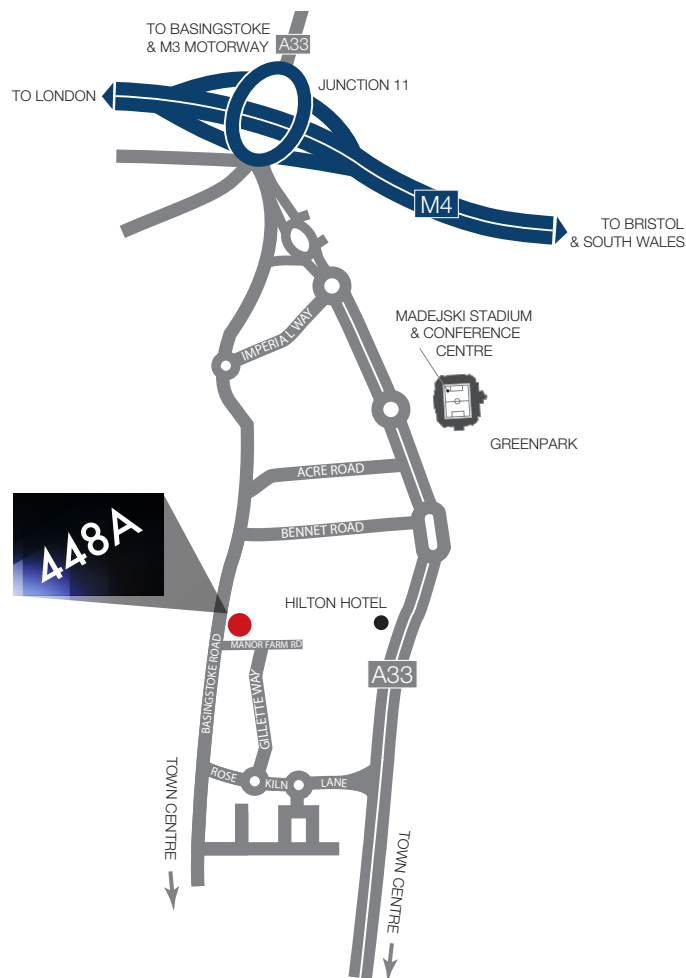


WAREHOUSE FEATURES

- Loading door (4.6mH x 4.2mW)
- 6.0m clear height
- 7.2m max height
- Painted concrete floor
- 3-phase power
- Excellent natural light
- Male/female and shower facilities



COMPUTER GENERATED IMPRESSION OF POSSIBLE EXTERNAL REFURBISHMENT



LOCATION

448A Basingstoke Road is prominently located in south Reading, a short distance from the Hilton Hotel, local shops, restaurants and amenities, as well as Junction 11 of the M4 motorway that provides easy access to London, Heathrow Airport and the national motorway network.

Reading town centre and central railway station is within 2-miles providing regular high-speed services to London and the west.

PLANNING

Interested parties are advised to satisfy themselves regarding the permitted planning use.

COSTS

Each party is responsible for their own legal and professional costs.

SERVICES/HEALTH & SAFETY

We have not tested the services. Interested parties are advised to make their own enquiries and satisfy themselves concerning all health and safety issues.

TERMS

For sale freehold with vacant possession.

EPC F:150

PRICE Upon application.

VAT VAT will be payable on the purchase price.

RATEABLE VALUE To be reassessed.

VIEWING Please contact the joint sole agents:



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