



RTC

**READING
TRADE
CENTRE**

Town Centre

Lok'nStore

A33

Nissan

Volkswagen

Audi

Matalan

Home Bargains

The Food Warehouse

Poundworld

Magnet

Bensons for Beds

Porcelanosa

Topps Tiles

Truemans

Grosvenor Casino

Honda

Infiniti

Big Yellow

**NEW TRADE
COUNTER UNITS**

Fronting Rose Kiln Lane
(A33 Relief Road),
Reading RG2 0JZ

AVAILABLE TO LET FROM
4,384 – 17,604 sq ft

READINGTRADECENTRE.CO.UK

DESCRIPTION

Reading Trade Centre comprises a terrace of six trade counter units with partially glazed frontages, allocated parking and designated loading bays designed specifically for the trade market.

The units are of steel portal frame construction under a pitched insulated roof with profiled metal cladding.

The planning use of the buildings is for B8 (warehousing) with ancillary trade counter use.

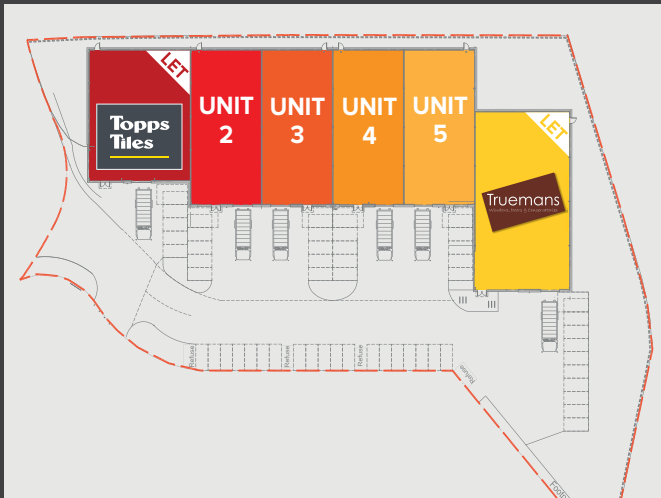
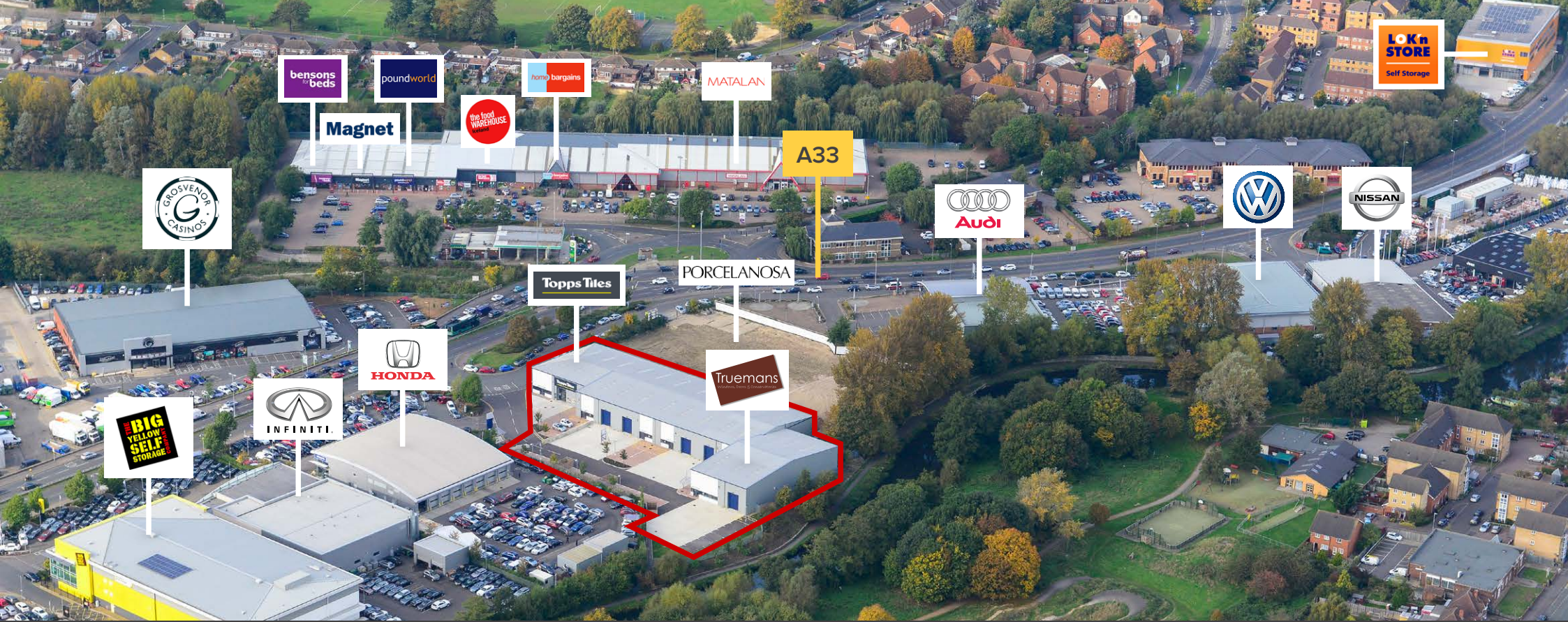
TERMS

Each unit is available on a new Full Repairing and Insuring lease, on terms to be agreed.

SPECIFICATION

- Clear span warehouse
- 6m clear height (to underside of haunch)
- Floor loading 37.5Kn / sq m
- Electrically operated loading door
- Partially glazed frontage
- Allocated parking
- Dedicated loading bay
- No first floor accommodation
- The estate has 24/7 unrestricted access
- Prominent estate totem pole



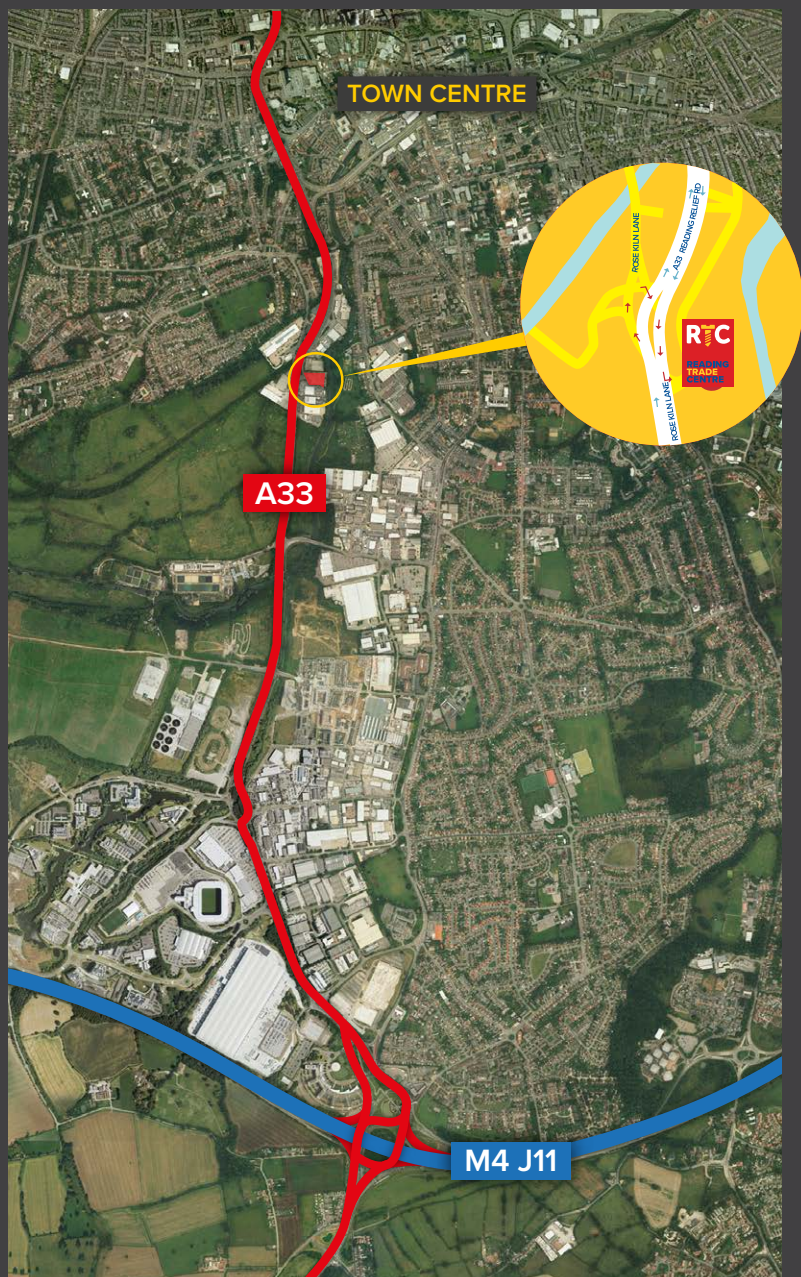


ACCOMMODATION

The units provide the following approximate gross external floor areas:

	sq ft	sq m	parking
Unit 1	Let to Topps Tiles		
Unit 2	4,437	412	8 spaces
Unit 3	4,384	407	8 spaces
Unit 4	4,389	408	8 spaces
Unit 5	4,394	408	8 spaces
Unit 6	Let to Truemans		





LOCATION

Reading Trade Centre is prominently positioned on the busy A33 Reading Relief Road (Rose Kiln Lane) approximately 1 mile from both the M4, Junction 11, and Reading Town Centre. On a prime pitch at the heart of the A33 corridor, the area has a large number of trade, car showroom, self storage and retail operators. With excellent accessibility and a high volume of passing traffic, local occupiers include Audi, Honda, Big Yellow, Magnet, Home Bargains, Matalan and Harveys.

**62,900
HOUSEHOLDS**

**42,278
AADF* ALL
MOTOR
VEHICLES**
*ANNUAL AVERAGE
DAILY FLOW

**POPULATION OF
155,700 PEOPLE**

ALL ENQUIRIES



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