



Sharps
COMMERCIAL

TO LET

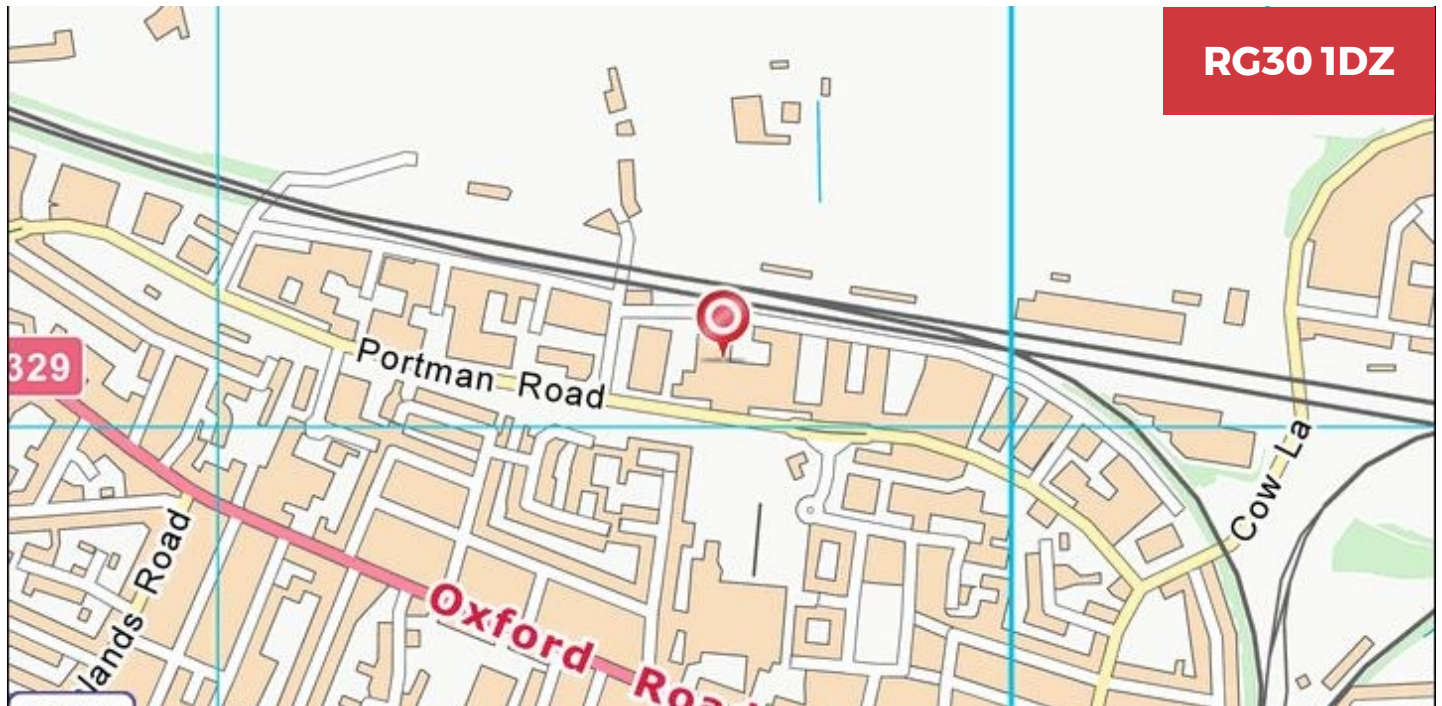
Industrial / Warehouse with Yard

Units 1-3, 111-113, Loverock Road, Reading, Berkshire, RG30 1DZ

11,574 sq ft

(1,075.22 sq m)





Location

The premises are located 1 mile west of Reading town centre on Loverock Road which runs parallel with Portman Road. Road communications are good, with junction 11 of the M4 motorway easily accessible via the A33 offering excellent access to London, Heathrow Airport and the national motorway network.

Reading train station provides regular high speed services to London (Paddington) and the West.

Description

Modern Refurbished Industrial / Warehouse Unit with Air Con Offices and Secure Yard

Features

- Refurbished
- Secure Yard
- Concrete Floor
- 6.25m Min Height
- 8.8m Max Height
- 3 Large Loading Doors (5.0mW x 5.1mH)
- 3 Phase Power
- Air Con to First Floor Offices
- Excellent Natural Light
- Heated & Lit Offices

Accommodation

Floor areas	sq ft	sq m
Grd Floor Warehouse[~	8,125	754.81
Grd floor Storage / Trade Counter[~	1,738	161.46
First Floor Offices[~	1,711	158.95
Total	11,574	1,075.22

Terms

A new FRI lease for term by arrangement.

Rent

£9.50 Per Sq Ft

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.



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