



**Lambert
Smith
Hampton**

0118 959 8855
www.lsh.co.uk

To Let/For Sale

Industrial Unit/Warehouse

Self contained, detached warehouse

100 Cardiff Road, Reading, RG1 8LL



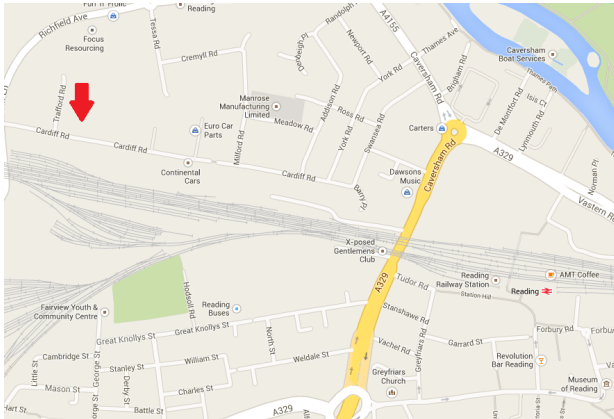
- 40,535 Sq Ft (3765.74 Sq M)
- Situated in a well established industrial location
- Well specified unit benefiting from excellent eaves height
- Secure yard

Lambert Smith Hampton

Central Point, 25-31 London Street, Reading RG1 4PS T +44 (0)118 959 8855

100 Cardiff Road, Reading, RG1 8LL

Location



The property is situated close to Reading town centre only 0.75 miles to the north west in an established commercial location, which is characterised by industrial, distribution and trade occupiers. The unit is situated 100 metres to the north of Cardiff Road, on the northern boundary of the UPS courier depot.

Description

The property comprises a detached steel portal frame industrial unit, providing warehouse and associated office accommodation with ancillary storage.

Amenities include:

- 6.93m min eaves
- 10.46m max eaves
- Five roller shutter doors
- WCs on ground and first floor
- 34 parking spaces

Externally the site benefits from a forecourt yard area which provides parking for 34 cars. The site is bounded by palisade security fencing with access via an electric gate.

Within the yard, there is a single story detached office building. The office which was installed by the previous tenant, benefits from strip lighting, wall mounted electricity and double glazing, with a kitchenette and WC.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and comprises the following gross internal area:

Demise	Sq Ft	Sq M
Warehouse	39,328	3,653.58
Office/Warehouse	722	67.12
Covered Loading Areas	485	45.04

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Business Rates

For business rates information please contact Reading Borough Council's business Rates department on 0118 937 2052. Alternatively, visit www.voa.gov.uk.

Terms

The property is available by way of a new lease - terms on application. Alternatively, the freehold interest of the property is available - price on application.

EPC

The property has an EPC rating of G, certificate available upon request.

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

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October 2013

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