



Chartered Surveyors &
Commercial Property Consultants

LIGHT INDUSTRIAL UNIT

TO LET

**C1 HOLYBROOK FARM, BURGHFIELD BRIDGE
BURGHFIELD, READING, RG30 3RA**

827 SQ FT (76.83 SQ M)



Bartholomew House, 38 London Road, Newbury, Berkshire RG14 1JX

www.quintons.co.uk

This information and the descriptions and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

SITUATION

The property is situated on Burghfield Road, Reading. From the A4 proceed along Burghfield Road for approximately 1 mile. Proceed over the first bridge, the property can be found on the right hand side before the next bridge.

DESCRIPTION

The property sits on a small estate of similar light industrial units.

The property itself comprises a brand new building constructed of steel frame with profile metal clad elevations.

Internally the property includes concrete floor, electric roller shutter door to the front with pedestrian door, strip lighting, three phase power, and a maximum eaves height of 4.7 metres.

The property has one parking space to the front together with a further two parking spaces in the communal car parking area.

The property includes access to two shared WC facilities and kitchen area.

We understand further parking is available subject to a monthly charge.

ACCOMMODATION

	Sq. M.	Sq. Ft.
Total	76.793	827

RATING ASSESSMENT

Rateable Value £6,300

Rates payable £3,093 (2019/20)

Those that qualify will not pay any business rates.

ENERGY PERFORMANCE CERTIFICATE

An Energy performance certificate is not required

PROPOSAL

The property is available on a new lease the length of which is open to negotiation. The quoting rent is £1,000 per month. VAT is not applicable.

LEGAL COSTS

Each party is to bear their own costs.

VIEWING

Contact Mr Shane Prater

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November 2019

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