

TO LET



47a & 47b LOVEROCK ROAD

Tilehurst Reading RG30 1DZ

TYPE	INDUSTRIAL / WAREHOUSE
TENURE	LEASEHOLD
SIZE	47a - 3,019 SQ FT (280 SQ M) 47b - 2,906 SQ FT (270 SQ M)

KEY POINTS

- > Recently refurbished
- > Good parking
- > Three phase power
- > High loading door

Location

The premises are located between Loverock Road and Portman Road on the well-established and popular Battle Farm Trading Estate. J's 11 and 12 of the M4 are each within 5-miles providing access to London, Heathrow Airport and the national motorway network.

Description

Two end terrace industrial / warehouse units of steel portal frame construction that have just undergone refurbishment.

The units benefit from a high loading doors, WCs and good car parking.

Amenities

- Loading door 4.5m wide x 5.6m high
- 3-phase power
- Good Natural Light
- Eaves height 5.6m rising to 6.4m
- Concrete floor
- Good parking
- Kitchenette and WCs

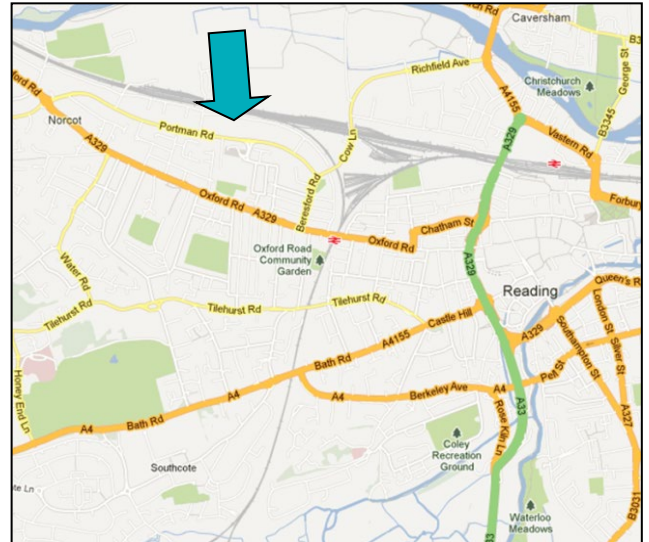
Accommodation

We understand the Gross Internal Area (GIA) is as follows;

Floor	sq ft	sq m
47a	3,019	280.5
47b	2,906	270.0

Energy Performance Asset Rating

Unit 47a	E:107
Unit 47b	E:108



Terms

A new FRI lease is available for a term to be agreed. Rent on application.

Legal Costs / VAT

Each party to bear their own legal costs.

Rents are quoted exclusive of VAT which may be charged.

Business Rates

The Rateable Value (2018/19) of the property is £33,250.

Viewing & Further Information

Please contact the sole joint agents for further information or an appointment to view.



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