



7-8 BENNET ROAD

Reading RG2 0QX

TYPE	WAREHOUSE / INDUSTRIAL SUITABLE FOR A NUMBER OF USES STP TO INC. TRADE COUNTER, WAREHOUSE, CAR SHOWROOM, TRAINING (D1), LEISURE AND SHOWROOM
TENURE	FREEHOLD OR LEASEHOLD
SIZE	17,987 SQ FT (1,670 SQ M)

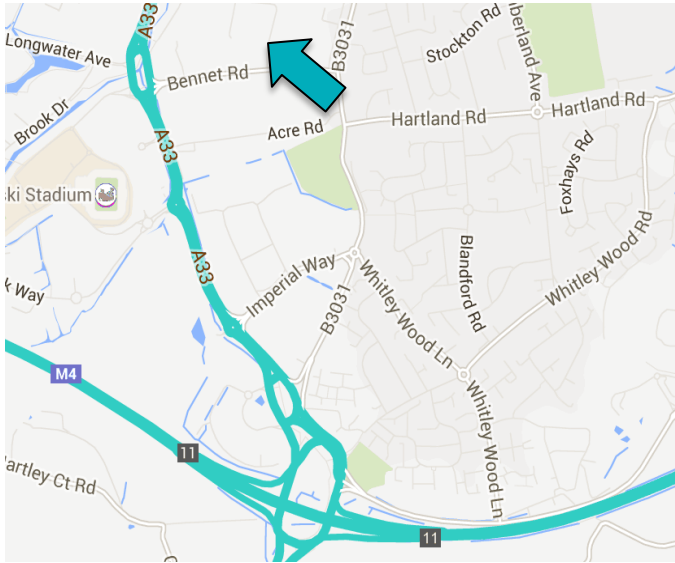
KEY POINTS

- > Prominent trade counter unit
- > Secure yard
- > On a plot of 0.87 acres
- > Secure gated yard to rear
- > Excellent parking
- > Close to J11 of the M4



HASLAM'S

CHARTERED SURVEYORS



Location

The property is prominently situated in an established trade counter and car showroom location on the corner of Bennet Road and Commercial Road, approximately two miles south of Reading town centre. The A33 Reading Road lies approximately 250m east of the property which provides a direct route to Junction 11 of the M4 motorway approximately 1 mile to the south.

Description

The property comprises a prominently located unit, of steel portal frame construction with profile steel clad elevations. Externally the unit benefits from a secure gated yard and car parking area to the west accessed off Bennet Road providing a total of 29 car parking spaces.

Nearby occupiers include Jewson, Dulux, DPD, Yodel and a number of national car dealership including JLR, Volvo and Renault.

Accommodation

We understand the gross internal floor areas (GIA) are as follows;

Floor	sq ft	sq m
Warehouse/ Industrial	17,987	1,670

Energy Performance Asset Rating

EPC Rating: C:55-C:67

Business Rates

The Rateable Value (19/20) for the property is £164,500



Amenities (subject to refurbishment)

- 3 loading doors
- WCs
- Kitchen
- Glazed frontage
- Secure yard
- Trade counter entrance
- 29 car parking spaces

Terms

Available by way of a new FRI lease direct from the landlord on terms to be agreed.

Alternatively the unit is available to purchase with vacant possession available in July 2020 (this date can be brought forward subject to negotiation).

Legal Costs / VAT

Each party to bear their own legal costs.

VAT is payable.

Viewing & Further Information

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



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