

# To Let

## 8 Acre Road, Reading, RG2 0SU

**31,646 sq ft (2,940 sq m) approx.**



- 6 x surface level loading doors
- 7m eaves (6m clear)
- 6m canopy on southern elevation
- 50 Car parking spaces
- 2 storey offices totalling 9,137 sq ft (849 sq m) approx.
- Lighting and heating in situ
- Staff Canteen

**Savills**  
33 Margaret Street  
London W1G 0JD

**+44 (0) 20 7499 8644**

**savills.co.uk**

**savills**



## Accommodation

GIA	Sq M	Sq Ft
Warehouse:	2,091	22,509
GF Offices	424	4,568
1F Offices	424	4,568
<b>TOTAL</b>	<b>2,940</b>	<b>31,646</b>

## Location

The property is on the north side of Acre Road at the heart of Reading's main industrial area. It is just 1 mile from J11 of the M4, with direct access to the motorway via the A33. J15 of the M25 lies 24 miles to the east.



NOTE:- Reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd.  
NOTE:- Published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

## Description

The property comprises a steel portal frame construction warehouse within a secure self contained site. The unit benefits from 6 surface level access doors and a 6m canopy on the southern elevation. Ancillary offices, WC's and staff canteen are arranged over ground and first floor.

## Terms

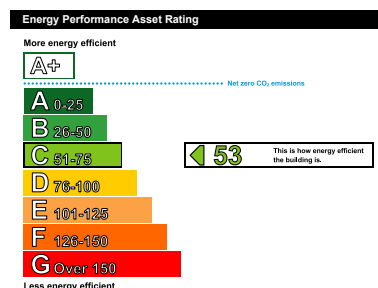
The property is available by way of an existing lease expiring in August 2023. Alternatively a new lease may be considered, subject to contract. Further information upon application.

## Viewing & further information

Strictly by appointment via the sole letting agents.

## EPC

The building has an EPC rating of C – 63.



## Contact

**Bonnie Minshull**  
+44 (0) 20 7409 8088  
bminshull@savills.com

**John Madocks Wright**  
+44 (0) 20 7409 8151  
jmwright@savills.com

### Important Notice

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Designed and Produced by Savills Marketing: 020 7499 8644 | December 2016

**savills**