

UNIT 6 hyperion trade park

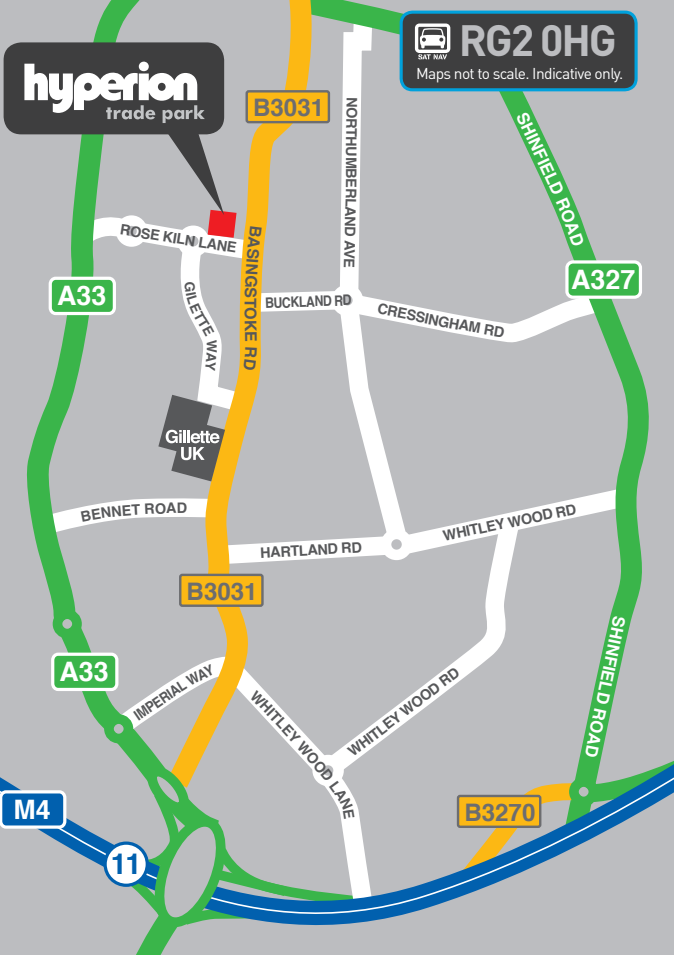
HYPERION WAY READING RG2 0HG
TRADE COUNTER/WAREHOUSE UNIT TO LET
325.16 m² (3,500 ft²)



**IPIF
TRADE**

www.ipif.com/reading





RG2 0HG
SAT NAV
 Maps not to scale. Indicative only.

LOCATION

The property is located approximately 1.5 miles to the South of Reading Town Centre within one of the established industrial and trade locations in Reading.

The property is situated on Hyperion Way which is accessed via Basingstoke Road and is within 2 miles of J11 of the M4.

The M4 in turn provides excellent links to London to the East, approximately 40 miles away and Bristol to the West, approximately 80 miles. Heathrow airport is approximately 30 miles away.

DESCRIPTION

The property is to be redeveloped to provide a ground floor warehouse/trade counter unit, with a single loading door to the end elevation. There are excellent car parking provisions on site.

AMENITIES

- Loading door
- WC facilities
- Allocated car parking and demised yard

ACCOMMODATION

Measurements are on a gross internal area basis in accordance with the RICS Code of measuring Practice (6th Edition):

UNIT 6 AREA	sq ft	sq m
TOTAL	3,500	325.16

To be re-measured following works.

EPC (ENERGY PERFORMANCE CERTIFICATE)



To be reassessed following completion of works.

BUSINESS RATES

For verification of the current business rates, interested parties are advised to contact the local authority.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

V.A.T.

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

LEASE TERMS

The premises are available on a new Full Repairing and Insuring lease for a term to be agreed.



VIEWING

Strictly by prior appointment with the agents.

Aaron Burns
aaron.burns@ipif.co.uk

Roger Reid
rogerreid@haslams.co.uk

Heather Harvey-Wood
heather.harvey-wood@cushwake.com



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