

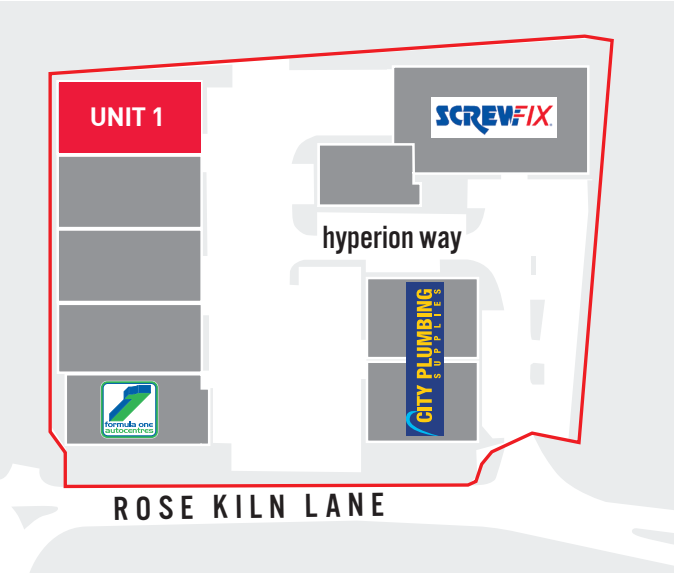
# UNIT 1 hyperion trade park

HYPERION WAY READING RG2 0HG  
TRADE COUNTER/WAREHOUSE UNIT TO LET  
647 m<sup>2</sup> (6,963 ft<sup>2</sup>)



IPIF  
TRADE

[www.ipif.com/reading](http://www.ipif.com/reading)



### 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 comprises a fully refurbished end of terrace steel portal frame warehouse with lower brick and upper profile clad elevations under a pitched roof with translucent panels. Internally there is a clear span warehouse with a ground floor ancillary area. Externally there is allocated car parking and large loading apron.

### AMENITIES

- WAREHOUSE**
- 5.5m to haunch, 5.9m to eaves & 7.7m to ridge.
  - Electrically operated roller shutter loading door (4.3m(w) x 5m (h))
  - Sodium lighting

### OFFICES

- Carpeting
- Suspended ceiling
- Recessed lighting
- Male & Female WCs on ground floor
- Services and lighting are untested

### EXTERNAL

- Large loading apron
- Allocated car parking

### ACCOMMODATION

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

UNIT 619	FT <sup>2</sup>	M <sup>2</sup>
Warehouse	6,361	590.98
First Floor Offices	602	55.88
<b>TOTAL</b>	<b>6,963</b>	<b>646</b>

### EPC (ENERGY PERFORMANCE CERTIFICATE)



### 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.



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