

# TO LET

## FULLY OPERATIONAL COLD STORAGE



## UNIT 3 OXFORD RD IND' ESTATE

Gresham Way Reading Berkshire RG30 6AW

TYPE	INDUSTRIAL / WAREHOUSE
TENURE	LEASEHOLD
SIZE	2,699 SQ FT (250.8 SQ M)

### KEY POINTS

- > Chilled warehouse unit
- > 4.7 metre minimum eaves height
- > Ground and first floor offices
- > 6 car parking spaces
- > Available by way of sub-lease or assignment

## Location

Oxford Road Industrial Estate is situated 2 miles west of Reading town centre. The property is within easy reach of Junctions 11 and 12 of the M4 Motorway and serves Reading town centre as well as the popular suburbs of Tilehurst and Caversham. The estate benefits from direct frontage onto the A329 Oxford Road and is adjacent to Waitrose and a short walk from Tilehurst railway station.

## Description

The mid-terraced unit is of steel portal frame construction with steel and brick elevations and a pitched steel roof. The unit benefits from ground and first floor offices and WCs. There is a full height warehouse which has been converted to chilled storage throughout.

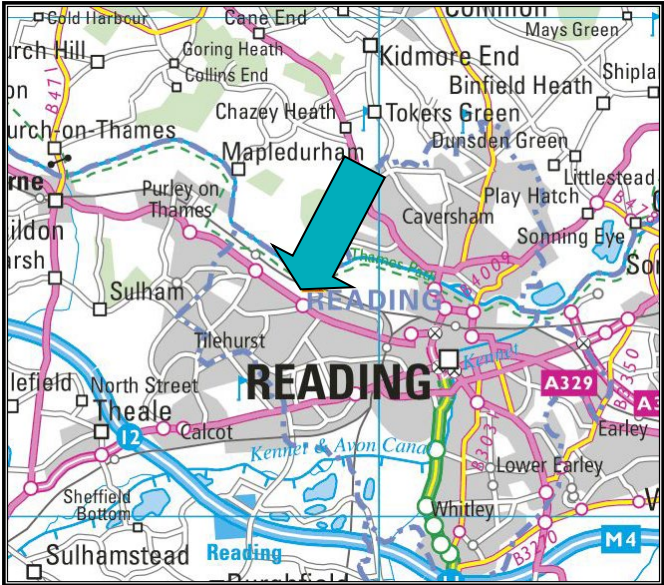
## Amenities

- Secure gated estate
- Purpose built offices
- 4.7 metre minimum eaves height
- Loading door
- 3 no. fully operational chillers
- Intruder and fire alarm systems

## Accommodation

We understand the Gross Internal Areas (GIA) are as follows;

	sq ft	sq m
Warehouse (incl. chillers)	2,128	197.7
Offices	571	53.0
Total GIA	2,699	250.7



## Legal Costs / VAT

Each party to bear their own legal costs.

Prices are quoted exclusive of VAT which will be charged.

## Rateable Value (2020/21)

£19,500

## Energy Performance Asset Rating

EPC Rating: E:106

## Tenure

The property is available either by means of sub-lease or assignment of the current liability, ending on 23<sup>rd</sup> June 2025. Further information is available upon request.

## Viewing & Further Information

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



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