

To Let

10-12 Rose Kiln Lane Reading RG2 0HP

TO UNDERGO FULL REFURBISHMENT

Property Description:

The property comprises a terrace of 3 interconnected units, with Units 10 and 11 currently fully combined, with a warehouse opening into Unit 12.

The units are of steel portal frame construction, underneath a pitched steel-clad roof. The units benefit from 2 full height, electrically operated loading doors each and eaves of 6.1m. The property also benefits from generous loading provisions, with a minimum depth of 16.5m and potential to secure.

KEY FEATURES

- To be comprehensively refurbished
- 6 level access loading doors
- 6.1m to eaves
- Spacious yard/ forecourt area with minimum depth of 16.5m and ability to secure, additional yard to side of Unit 12
- 1st floor offices and staff amenity space
- Up to 50 car parking spaces
- Immediate access onto the A33, the key arterial route into Reading and providing excellent access to J11 of the M4

Unit	Warehouse	1st Floor	TOTAL (SQ FT)	TOTAL (SQ M)
10-11	16,815	1,400	18,215	1,692.22
12	8,563	675	9,328	866.59
Total combined			27,453	2,550.46

The units have been measured on a GIA basis



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Please contact the marketing agents for further information or to view:

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LOCATION

Located directly on the A33, the property benefits from access to Reading town centre in just 5 minutes via road. The property is well connected to nearby road networks; J11 of the M4 is 10 minutes to the South providing access to the M25. Heathrow Airport is an approximate 30-minute drive from the property and Central London is 90 minutes.

The property provides immediate access to a range of local shops and restaurants. Reading Link Retail Park is a 5 minute walk from the property and includes Home Bargains, The Food Warehouse, Bensons for Beds, Matalan and Starbucks.

Transport	Distance
Reading Station	2 miles
J11 M4	2.6 miles
J15 M25	26 miles
Heathrow Airport	30 miles

Source: Google maps

REFURBISHMENT

The landlord is to undergo a comprehensive refurbishment of the units, to include roof works, new roof lights, full redecoration and fencing the yard (s).

The landlord is open to enquiries on both a whole or part basis, and will consider the necessary works to open up or further partition the spaces into separate demises.

VAT

All figures quoted are exclusive of VAT which will be charged at the appropriate rate.

TENURE

The property is available by way of a new FRI lease, subject to agreement of terms.

RATEABLE VALUE

The Rateable value for the property with effect from 1 April 2026 according to the VOA £297,500.

EPC

The property has an EPC rating of E. The landlord is targeting minimum EPC B at refurbishment.

SERVICES

We understand that the property benefits from the following services: mains water, drainage, 3 phase electricity and gas.



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