

AVAILABLE QUARTER 1 2019



GREEN FARM

Theale Road Burghfield Berkshire RG30 3TU

TYPE	INDUSTRIAL / WAREHOUSE
TENURE	LEASEHOLD
SIZE	2,336 - 4,672 SQ FT (217 - 434 SQ M)

KEY POINTS

- > Excellent access to the A4 and M4
- > New concrete floor slab
- > New roof to be installed
- > Insulated roller shutter doors
- > Good parking

Location

The property is situated in Burghfield, a village 5 miles to the south-west of Reading and 2 miles south of Theale which provides access to the M4 motorway at Junction 12 of the M4.

Description

Green Farm consists of an industrial / warehouse which is in the final stages of conversion from the original farm buildings and can provide flexible accommodation.

The property will have the following specification:

- New concrete floor slab
- New roof to be installed
- Lighting
- WC
- Insulated roller shutter doors
- Good parking

Accommodation

Flexible sizes available from **2,366 - 4,672 sq ft** measured in accordance with the RICS Code of Measuring Practice on a GIA (Gross Internal Area) basis.

Energy Performance Asset Rating

EPC Rating: TBC



Rateable Value (2018/19)

TBC – Not yet assessed

Terms

The property is available on a new lease on terms to be agreed with the landlord.

Legal Costs / VAT

Each party to pay their own legal costs.

We understand the property is elected for VAT.

Viewing & Further Information

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



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