

**EXCELLENT ACCESS TO M4  
AND READING TOWN CENTRE**

**MILFORD**  
COMMERCIAL ESTATE

**FOUR WAREHOUSE/  
TRADE COUNTER  
UNITS WITH LARGE  
SECURABLE YARDS  
TO LET**



**UNITS 54-60 MILFORD COMMERCIAL ESTATE  
MILFORD ROAD, READING RG1 8LJ**

**6,023, 18,069 & 24,092 SQ FT**  
(559.5, 1,678.5 & 2,238 SQ M)





# MILFORD

COMMERCIAL ESTATE

## FEATURES

### Warehouse areas

- Roller shutter loading doors
- 3-phase power
- 4.8m wide by 5m high
- Concrete floor
- 6m minimum eaves
- Lighting
- Excellent natural light
- WCs



## LOCATION

The premises are situated on Milford Road with access being gained from Richfield Avenue via Tessa Road/ Cremyll Road. Reading railway and bus stations are within walking distance with Junctions 10, 11 and 12 of the M4 each being within five miles, providing excellent communications with London, Heathrow Airport and the national motorway network.

## DESCRIPTION

Milford Commercial Estate comprise six warehouse units of traditional steel portal frame construction with part internal block and full height external steel clad elevations under a pitched insulated roof, with two-storey offices to the front. Externally, there is parking/loading area in front of each unit.

## TERMS

The units are available separately or in combinations by way of new fully repairing and insuring leases for a term by arrangement.



## Office areas

- Open plan
- Suspended ceilings with recessed Cat II lighting
- Perimeter trunking
- Gas radiator heating
- Good natural light
- Glazed double entrance doors
- Trade counter area



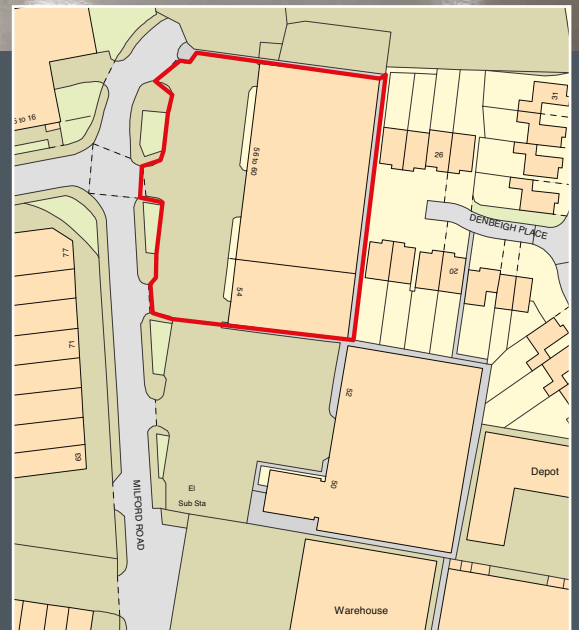
## ACCOMMODATION

Each unit extends to the following areas:

|                            | SQ FT        | SQ M         |
|----------------------------|--------------|--------------|
| <b>Warehouse</b>           | <b>4,643</b> | <b>431.3</b> |
| <b>Trade Counter / WCs</b> | <b>690</b>   | <b>64.1</b>  |
| <b>First floor office</b>  | <b>690</b>   | <b>64.1</b>  |
| <b>TOTAL</b>               | <b>6,023</b> | <b>559.5</b> |

Units are available in combinations of:

|                    |               |                |
|--------------------|---------------|----------------|
| <b>Unit 54</b>     | <b>6,023</b>  | <b>559.5</b>   |
| <b>Units 56-60</b> | <b>18,069</b> | <b>1,678.5</b> |
| <b>Units 54-60</b> | <b>24,092</b> | <b>2,238.0</b> |



## RENT

Upon application.

## EPCs

A schedule of all EPCs available upon request.

## PLANNING

Interested parties are advised to satisfy themselves regarding the permitted planning use.

## COSTS

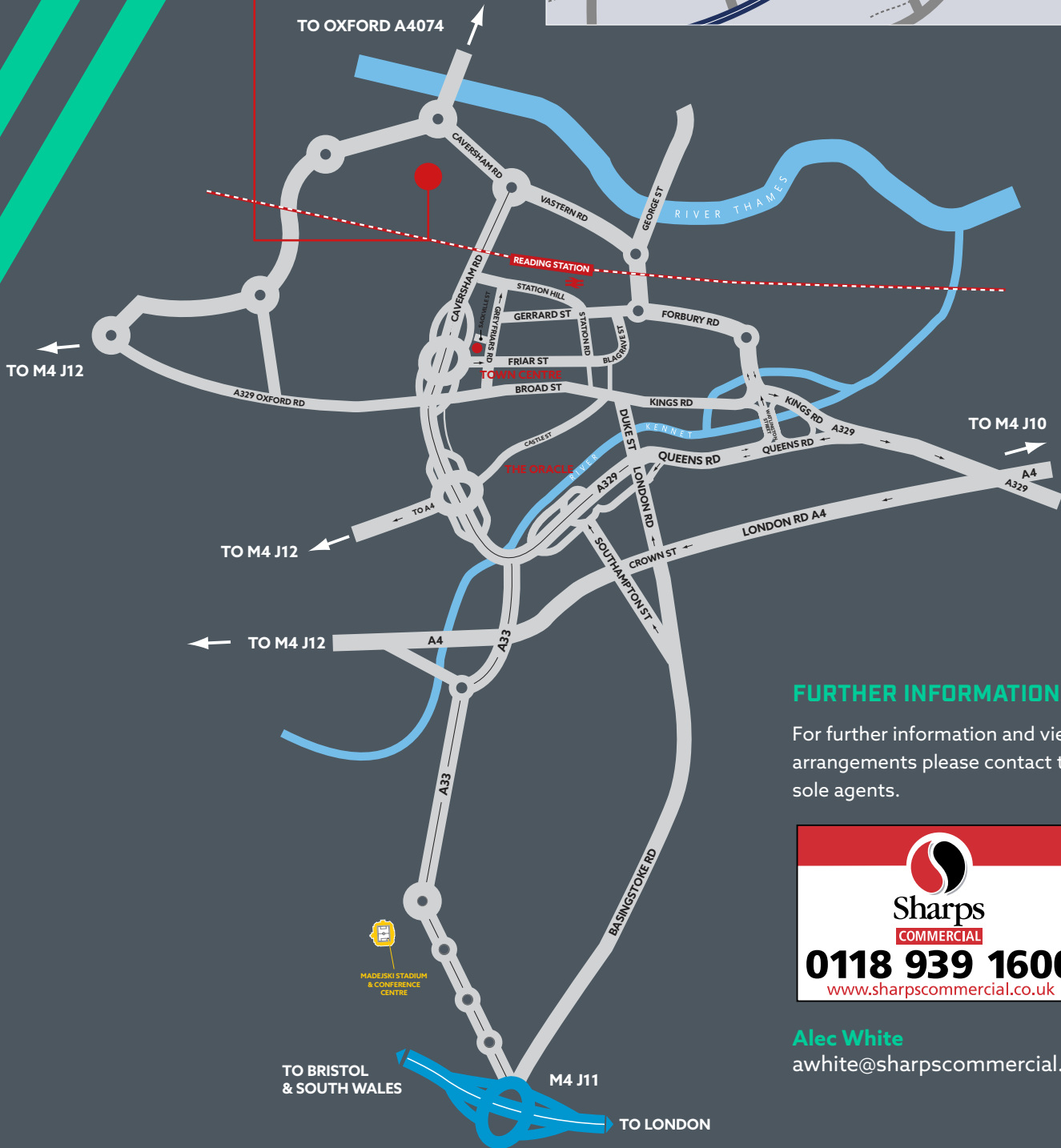
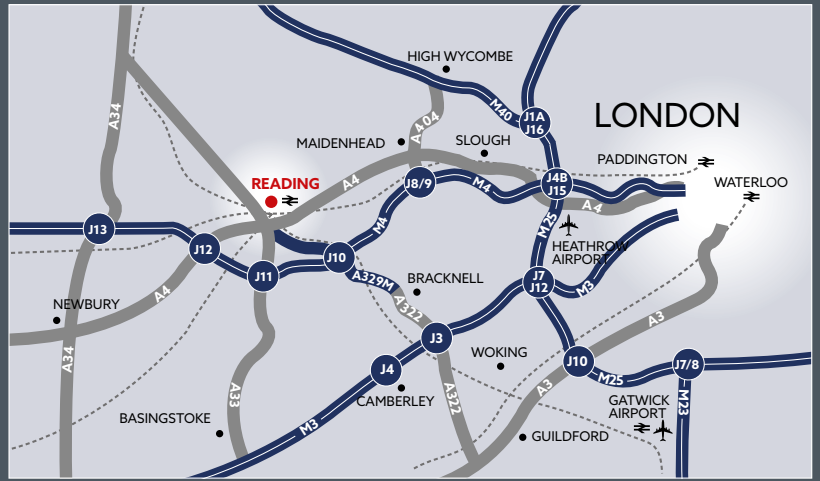
Each party is responsible for their own legal and professional costs.

## SERVICES

We have not tested the services. Interested parties are advised to make their own enquiries and satisfy themselves concerning all health and safety issues.

# MILFORD

## COMMERCIAL ESTATE



### FURTHER INFORMATION

For further information and viewing arrangements please contact the sole agents.

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