



Sharps
COMMERCIAL

TO LET

Industrial / Warehouse, Business Unit

Unit 5 Weighbridge Row, Cardiff Road, Reading,
Berkshire, RG1 8LX

3,585 sq ft
(333.05 sq m)





Location

Weighbridge Row is accessed via Richfield Avenue and Cardiff Road, a short walk from Reading town centre, train station and shopping complex. Road communications are good with J11 of the M4 motorway easily accessible via the A33 Reading relief road providing direct links with London, Heathrow airport and the national motorway network.

Description

Refurbished two storey business unit with workshop / storage on the ground floor and an open plan office at first floor.

Features

- Refurbished
- Town Centre Fringe
- Onsite car parking
- Loading door
- Open Plan
- Modern first floor office
- 3 Phase Power
- Heated and lit

Joint Agent

Name: Patrick Pringle
Company: Vail Williams
Telephone: 0118 909 7400
Email: ppringle@vailwilliams.com

Accommodation

Floor areas	sq ft	sq m
1st Floor Office[~	1,301	120.86
Grd Floor Workshop / Store[~	2,284	212.18
Total	3,585	333.05

Terms

New FRI lease for a term by arrangement

Rent

£8.75 Per Sq Ft

EPC Rating

B:49

Costs

Each side to pay their own legal and professional costs.

Planning

Interested parties to satisfy themselves on the planning use.

Services/Health & Safety

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



Justin Fincham

0118 467 6982

jfincham@sharpscommercial.co.uk

Misrepresentation: These particulars and terms are issued by Sharps Commercial on the understanding that any negotiations respecting the property mentioned are conducted through them, they do not constitute an offer and shall not be incorporated in any contract, either in whole or in part. Neither Sharps Commercial nor the vendors / lessors of the property shall be responsible for any inaccuracy whatsoever in the particulars and terms referred to, or any expense that may be incurred in visiting the property should it prove unsuitable or to have been let, sold or withdrawn. Applicants are advised to make an appointment through us before viewing. Subject to Contract. All figures quoted are exclusive of VAT. All measurements are approximate.



Justin Fincham

0118 467 6982

jfincham@sharpcommercial.co.uk

Misrepresentation: These particulars and terms are issued by Sharps Commercial on the understanding that any negotiations respecting the property mentioned are conducted through them, they do not constitute an offer and shall not be incorporated in any contract, either in whole or in part. Neither Sharps Commercial nor the vendors / lessors of the property shall be responsible for any inaccuracy whatsoever in the particulars and terms referred to, or any expense that may be incurred in visiting the property should it prove unsuitable or to have been let, sold or withdrawn. Applicants are advised to make an appointment through us before viewing. Subject to Contract. All figures quoted are exclusive of VAT. All measurements are approximate.



Justin Fincham

0118 467 6982

jfincham@sharpscommercial.co.uk

Misrepresentation: These particulars and terms are issued by Sharps Commercial on the understanding that any negotiations respecting the property mentioned are conducted through them, they do not constitute an offer and shall not be incorporated in any contract, either in whole or in part. Neither Sharps Commercial nor the vendors / lessors of the property shall be responsible for any inaccuracy whatsoever in the particulars and terms referred to, or any expense that may be incurred in visiting the property should it prove unsuitable or to have been let, sold or withdrawn. Applicants are advised to make an appointment through us before viewing. Subject to Contract. All figures quoted are exclusive of VAT. All measurements are approximate.