

unit D2

DEACON WAY ■ READING ■ BERKSHIRE ■ RG30 6AZ

BR

INDUSTRIAL
TRUST

CANMOOR

NEWLY REFURBISHED



Industrial/Warehouse Unit 8,736 sq ft (811.52 sq m) **TO LET**

- Industrial/Warehouse Unit
- Large Secure Yard (W27m x D21m)
- Close to Reading Town Centre
- Three Phase Power
- 5m Eaves Height Rising to 6.7m at Pitch
- Two Loading Doors

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DESCRIPTION

A semi-detached, clear span industrial/warehouse building of steel portal frame construction, under a pitched corrugated roof incorporating translucent roof panels with two storey integral offices to the front. The newly refurbished unit benefits from two electrically operated roller shutter loading doors together with a secure yard and ample on site car parking.

ACCOMMODATION

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

Floor	sq ft	sq m
Warehouse	7,722	717.40
Ground floor reception / WC's	507	47.06
First floor office / tea point	507	47.06
Total	8,736	811.52



LOCATION

The property is centrally located on Deacon Way within a proven industrial/warehouse area close to the A329 (Oxford Rd). It lies approximately 1.5 miles to the west of Reading town centre and 1.5 miles east of Tilehurst. J11 of the M4 is 3.5 miles due south.



AMENITIES

- Large secure yard area
- Two roller shutter loading doors
- 5m eaves height rising to 6.7m at pitch
- Concrete floor
- Three phase power
- Sodium lighting in warehouse
- Two storey office with reception
- WC's

RATEABLE VALUE

The Rateable Value for the property is £45,000.

ENERGY PERFORMANCE ASSET RATING

EPC Rating: C (64)

LEGAL COSTS

Each party to bear their own legal costs.
Prices are quoted exclusive of VAT which will be charged.

FURTHER INFORMATION

Further information, plans and specifications are available on a bespoke basis through our joint sole agents.



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