

# UNIT B4 WORTON GRANGE READING

Warehouse / Industrial  
Unit With Yard & Two  
Loading Doors  
**Available To Let**  
**11,061 sq ft**







## DESCRIPTION

Unit B4 comprises a newly refurbished end of terrace light industrial/ warehouse unit of steel frame construction. The unit is arranged as full height warehouse space with integrated offices situated to the first floor. Unit B4 benefits from two loading doors (dual aspect) with direct access available to both the front and side yard.

- 38 parking spaces
- Securable yard area
- Two loading doors
- 24/7 estate security
- Minimum clear ceiling height of 6.6m
- Excellent access to A33 & M4 (J11)

## TERMS

Available by way of a new FRI lease direct from the landlord on terms to be agreed.

## VIEWING

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

## ACCOMMODATION

	SQ FT	SQ M
Warehouse / Industrial	10,163	944.1
Offices	898	83.5
<b>Total</b>	<b>11,061</b>	<b>1,027.6</b>

(Measured on a GIA basis)



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