

UNIT AT NORTON GRANGE READING

Warehouse/Production Unit with Gated Yard Available To Let 13,260 sq ft



www.canmoor-wortongrange.com







DESCRIPTION

Unit A1 comprises a light industrial/warehouse, constructed from concrete frame design incorporating steel profile elevations. The unit is arranged as full height warehouse space which incorporates two storey offices. There are excellent loading facilities together with a large concrete apron to the front.

The site benefits from excellent local amenities including Costa, CostCo and Reading Gate Retail Park.



Excellent Prominence to <u>A33</u>



6m Eaves Height



0.5 Miles from M4 Junction 11



One Level Access Loading Door



Secure Yard with Shared Gated Access



16 Allocated Car Parking Spaces

TERMS

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

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ACCOMMODATION

	SQ FT	SQM
Warehouse	10,260	953.15
Ground Floor Office/Ancillary	1,500	139.35
First Floor Offices	1,500	139.35
Total	13,260	1,231.85

Measured on a GIA basis

VIEWING

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



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