

**Chartered Surveyors &  
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# **TO LET**

## **PROMINENT INDUSTRIAL / WAREHOUSE UNIT**

**4,440ft<sup>2</sup> (412.48m<sup>2</sup>)**



**18 PORTMAN ROAD  
READING  
BERKSHIRE  
RG30 1EA**

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**LOCATION**

The property is prominently located on Portman Road, the principal route through the Portman Road Industrial Estate, located approximately 1 mile west of Reading town centre. The Estate is conveniently accessed via both the Oxford Road from Reading town centre Inner Distribution Road, and Tilehurst, enabling excellent road communications to Junctions 11 and 12 of the M4 Motorway, both of which are within 5 miles of the property.

**DESCRIPTION**

Unit 18 Portman Road has the benefit of not only a high profile frontage onto the Portman Road, but also vehicular access and loading doors to the rear via Loverock Road, and comprises a traditional mid-terraced industrial/warehouse unit of steel portal frame construction under a mono pitched roof, with a concertina loading door to the rear, and a glazed reception fronting Portman Road.

**ACCOMMODATION**

Industrial/Warehouse, including offices, wc's and kitchen	4,440ft <sup>2</sup> (412.48m <sup>2</sup> )
Mezzanine Storage	263ft <sup>2</sup> ( 24.43m <sup>2</sup> )

**AMENITIES**

- Prominent roadside frontage.
- Concertina loading door, (height of 4.4m, width of 4.5m)
- Gas fired warehouse space heater.
- Mezzanine storage area.
- Internal office.
- Separate male and female wc's.
- Kitchen.
- Glazed reception.
- Car parking for up to 6 cars if double parked.

**LEASE TERMS**

The property is available by way of a new full repairing and insuring lease direct from the landlords on terms to be agreed.

**RENT**

£32,000 per annum (£7.25 psf) exclusive.

**VAT**

VAT is payable in respect of the property.

**RATES**

Rateable Value	£36,500
Rates Payable 2015/16	£17,994.50

We understand the above business rates are payable, however interested parties are advised to make their own enquiries directly with Reading Borough Council Business Rates Department on 0118 937 3737.

**LEGAL COSTS**

Each party is to be responsible for their own legal costs incurred in connection with this transaction.

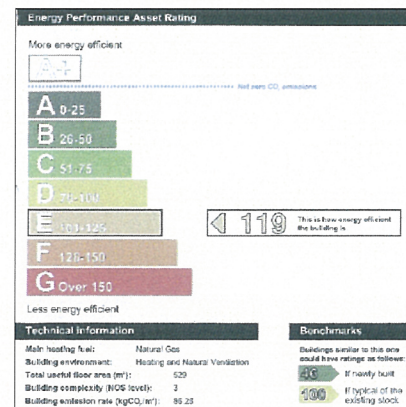
## VIEWINGS

Strictly by appointment with the Joint Sole Agents:-

Dunster and Morton / Sharps Commercial



E-mail: [info@dunsterandmorton.co.uk](mailto:info@dunsterandmorton.co.uk)



February 2015

SUBJECT TO CONTRACT

Regulated by RICS



