

TO LET

UNIT 1, SONNING FARM BUSINESS UNITS CHARVIL LANE, SONNING, READING, BERKSHIRE RG4 6TH



SMALL STORAGE/BUSINESS UNIT AND YARD 1,100ft² [102m²]

Useful storage unit and secure storage yard 3 miles from Reading Town Centre

LOCATION

This storage unit and yard are conveniently located in Sonning on the edge of Reading about 3 miles from Reading Town Centre. The storage building has a solid floor and there are 2 sets of double doors at the front for access. The building is set within a range of farm buildings with some adjacent storage units and at the front of the main building is a useful secure storage yard laid partly to gravel and some concrete hardstanding.

DESCRIPTION

The storage building has an area of approximately 1,100ft² [102m²]. Within the secure yard is an external WC and store.

At the front and side of the building is a fenced storage area which is partly laid to gravel and partly has a concrete surface. There are secure steel double gates at the front of the yard.

ACCOMMODATION

Main store - 1,100ft² [102m²]
Outside WC

The total area of the site to include both the building and yard are understood to be in the region of 6,900ft² [641m²].

SERVICES

Mains electricity, water and drainage are connected to the property.

TERMS

The building and yard are available by way of a new lease on terms to be agreed to be excluded from the security of tenure provisions of The Landlord and Tenant Act 1954.

RENT

£10,000 per annum.

RATES

The occupier will be responsible for Business Rates, however they may be eligible for small business rates relief. Interested parties are advised to make their own enquiries directly with Wokingham Borough Council Business Rates Department on 0118 974 6000.

LEGAL COSTS

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

VAT

VAT is not chargeable on the rent.

VIEWINGS

Strictly by appointment with the Agents:-

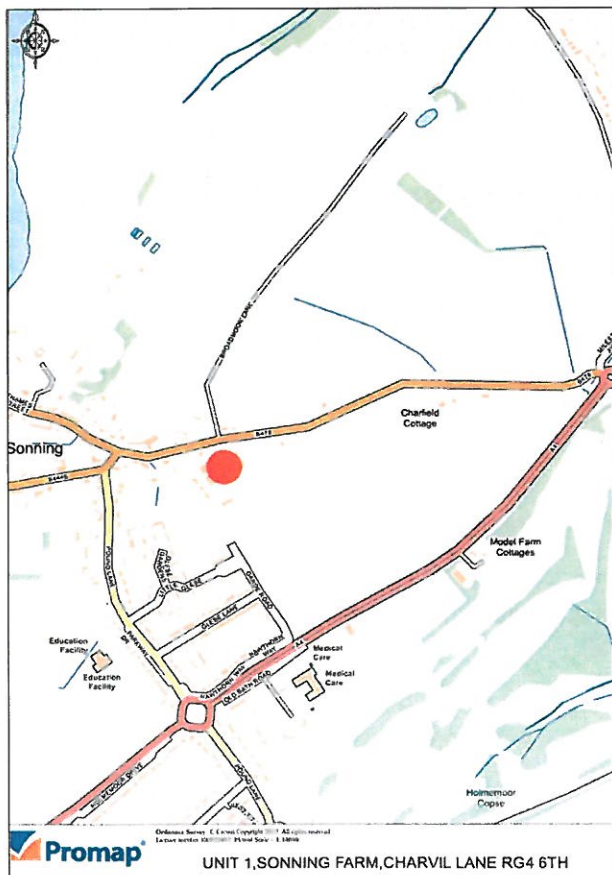


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Energy Performance Certificate Non-Domestic Building

Unit 1
Sonning Farm Business Park
Charvil Lane, Sonning
READING
RG4 6TH

Certificate Reference Number:
9838-3068-0177-0000-2091

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100 ← 88 This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information		Benchmarks
Main heating fuel:	Other	Buildings similar to this one could have ratings as follows:
Building environment:	Unconditioned	
Total useful floor area (m ²):	101	21 If newly built
Building complexity (NOS level):	3	57 If typical of the existing stock
Building emission rate (kgCO ₂ /m ² per year):	46.56	
Primary energy use (kWh/m ² per year):	Not available	