

## TO LET

### SECURE STORAGE YARD SOUTH OF M4, NEAR READING

**PLEASE NOTE THIS SITE IS NOT SUITABLE FOR VEHICLE STORAGE.**

**APPROPRIATE USE WOULD BE FOR STORAGE OF BUILDING MATERIALS,  
SCAFFOLDING AND CONTAINERS. THERE ARE NO ELECTRICAL OR WATER SUPPLIES  
CONNECTED TO THE SITE.**



#### LOCATION

The property is situated approximately 4 miles south of Reading town centre and adjacent to the M4 motorway in a semi-rural location.

#### DESCRIPTION

The yard extends to approximately 9,900ft<sup>2</sup> [920m<sup>2</sup>].

The property is secured and resurfaced. There are secure steel double gates providing access to the yard.

#### TERMS

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

## **RENT**

£9,000 per annum.

## **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:-



**Dunster & Morton LLP**  
6 Southern Court  
South Street  
Reading  
Berkshire  
RG1 4QS

Tel: 0118 955 1700  
Fax: 0118 955 1725  
Email: [johnfry@dunsterandmorton.co.uk](mailto:johnfry@dunsterandmorton.co.uk)

**John Fry, FRICS**