

To Let

Industrial/Logistics 8,707 sq ft GIA

Unit 6, Norcot Industrial Estate, Sterling Way, Reading, Berkshire, RG30 6HW



Summary

- Modern Industrial / Warehouse Unit in Prominent Location
- Type: Industrial/Logistics
- Tenure: To Let
- Size: 8,707 sq ft GIA
- Rent: Available on Request

Highlights

- 2 miles west of Reading town centre
- Close to the M4
- Well served by local amenities including shops and public transport

Location

Sterling Way comprises an estate of seven reasonably modern warehouse / industrial units located approximately 2 miles west of Reading's town centre. Access to the M4 motorway is via either Tilehurst to Jct 12 or south Reading via the A33 dual carriageway leading to the much improved Jct 11. The estate is well served by local amenities including shops and public transport.

Amenities

Warehouse / Industrial

- 2 full height loading doors (one electrically operated) 4.5cm wide x 5.0m high
- Minimum eaves 5.0m rising 8.5m at centre of pitch
- Power float concrete floor
- Male WC
- 3 phase power supply
- Sodium lighting
- Gas supply
- Clear span

Offices

- Gas fired central heating
- Carpets
- Suspended ceiling with recessed lighting
- Male and female WC's
- Kitchen

External

- Covered parking for approximately 2 vehicles
- Excellent loading / unloading area of approximately 7,000 sq ft providing at least 20 parking spaces plus loading / unloading area. Up to 35 spaces if doubled parked.

Accommodation

	Sq Ft	Sq m
Warehouse / Industrial	8,552	695.00
Ground Floor Office Kitchen & WC's	399	37.05
First Floor Office	758	70.45
Total	8,707	802.50
Mezzanine Floor	668	62.00

Energy Performance Rating

This property has been graded as 72(C).

Rent

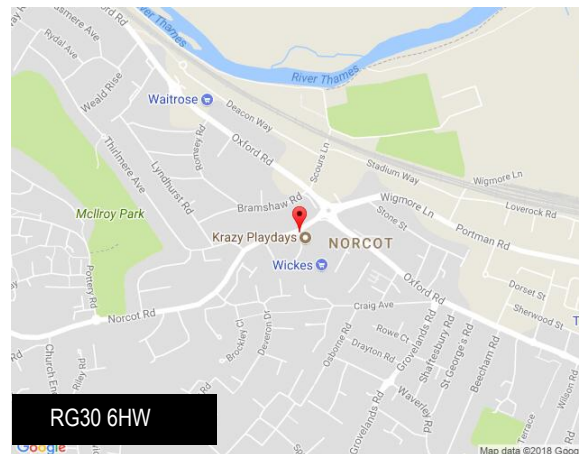
Available on Request

Business Rates

Available on Request

Service Charge

Available on Request



Viewing & Further Information

If you are interested and would like more information please get in touch.

Contacts

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UNITS 3&6

MODERN INDUSTRIAL / WAREHOUSE UNITS PLUS YARD **TO LET**

UNIT 3: 10,948 sq ft (1,017 sq m) UNIT 6: 8,707 SQ FT (802.5 sq m)

- PROMINENT LOCATION SURROUNDED BY TRADE/RETAIL
- 2 MILES WEST OF READING TOWN CENTRE
- CLOSE TO THE M4
- WELL SERVED BY LOCAL AMENITIES INCLUDING SHOPS AND PUBLIC TRANSPORT
- EXCELLENT LOADING / UNLOADING AREA WITH GENEROUS PARKING

UNIT 6



UNIT 3



UNITS 3&6

NORCOT ROAD INDUSTRIAL ESTATE

STERLING WAY | READING | RG30 6HW

LOCATION

Norcot Road Industrial Estate comprises an estate of seven reasonably modern warehouse / industrial units located approximately 2 miles west of Reading's town centre. Access to the M4 motorway is via either Tilehurst to Jct 12 or south Reading via the A33 dual carriageway leading to the much improved Jct 11. The estate is well served by local amenities including shops and public transport.

DESCRIPTION

Two modern/industrial units available to let. Each one constructed around a steel portal frame with brick and part clad elevations, under a fully insulated pitched roof.

ACCOMMODATION

The properties have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) on a GIA basis to provide the following:

UNIT 3	sq ft	sq m
Warehouse/Industrial	9,375	871
Ground Floor Office Kitchen & WC's	463	43
First Floor Office	1,110	103
First Floor Mezzanine Office	274	25
TOTAL	10,948	1,017

UNIT 6	sq ft	sq m
Warehouse/Industrial	8,552	695.00
Ground Floor Office Kitchen & WC's	399	37.05
First Floor Office	758	70.45
TOTAL	8,707	802.50
Mezzanine Floor	668	62.00



AMENITIES

WAREHOUSE / INDUSTRIAL

- 2 electrically operated, full height loading doors 4.5m wide x 5.0m high
- Minimum eaves 5.0m rising 8.5m at centre of pitch
- Power float concrete floor
- Male WC
- 3 phase power supply
- Sodium lighting
- Gas supply
- Clear span

OFFICES

- Gas fired central heating
- Carpets
- Suspended ceiling with recessed lighting
- Male and female WC's
- Kitchen

EXTERNAL

- Covered parking for approximately 2 vehicles
- Generous parking spaces and loading bays per unit

ENERGY PERFORMANCE RATING

Available on request.



VIEWING

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PARKING

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