

# 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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### **Joint Agents**

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- 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



# UNITS 386

# 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
UNIT 6 Warehouse/Industrial	sq ft 8,552	<b>sq m</b> 695.00
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Warehouse/Industrial	8,552	695.00
Warehouse/Industrial Ground Floor Office Kitchen & WC's	8,552 399	695.00 37.05



#### **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**

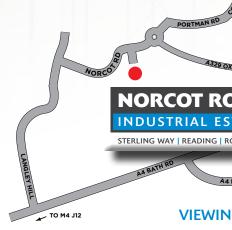
- · Gas fired central heating
- Carpets
- Suspended ceiling with recessed lighting
- Male and female WC's
- Kitchen

#### **EXTERNAL**

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

# **ENERGY PERFORMANCE RATING**

Available on request.





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Derek Gil

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