

For Sale

8 Boulton Road, Reading, Berkshire, RG2 0NH

6,318 sq ft (586.96 sq m) GIA

- Office, warehouse & workshop premises
- Rare opportunity to purchase a freehold interest
- Roadside position



Location

The property is situated near the town centre in Reading, in close proximity to various independent and national occupiers such as Tile Depot, A.E.L., Toolstation, Speedy Hire and Enterprise Vehicle Hire. Reading is a thriving town with the Thames Valley, offering good transport links via M4 & M25.

Description

A detached industrial unit, with three storey modern, brick built office building benefiting from modern decor and air cooling, kitchen and toilet facilities. Leading onto single storey workshop with roller shutter access and toilets, adjoining modern steel frame warehouse with brick and metal profile cladding elevations giving 8m eaves to a maximum height of 9.3m and roller shutter access door. The property benefits from gated loading area, security doors and window shutters and good car parking.

Accommodation

	Sq ft	Sq m
OFFICES		
Ground Floor	954	88.66
First Floor	952	88.42
Second Floor	556	51.65
Workshop	1,429	132.74
Warehouse	2,428	225.53
TOTAL:	6,318	587

Approx gross internal area (GIA)

Legal Costs

Each party to bear their own professional and legal costs.

VAT

The property is elected to pay VAT.

Amenities

- Three storey offices
- Workshop with 3 phase power
- Warehouse with 8m eaves
- Designated loading and parking

EPC

Available upon request.

Price

£850,000

Business Rates

The billing authority is Reading Borough Council. Rateable Value: £43,750.00. We suggest that these amounts are verified by contacting the local authority directly.



Contacts

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