

Last Remaining Unit



TO LET Modern Industrial/Warehouse Unit
8,707 sq.ft (809 sq.m)

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

- Prominent location surrounded by trade/retail
- Excellent loading/unloading area with generous parking
- Close to the M4



020 7493 4933

jll.co.uk/property

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HOLT**

0118 939 3333

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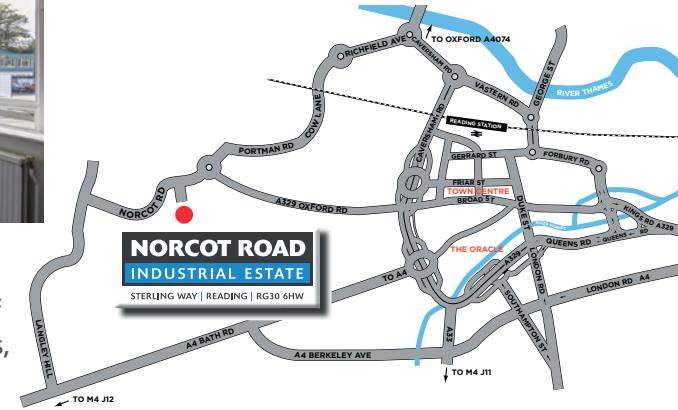
020 7233 5255

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DESCRIPTION

Modern unit constructed around a steel portal frame with brick and part clad elevations, under a fully insulated pitched roof.

- 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
- 3 phase power supply
- Sodium lighting
- Carpetted offices with gas fired central heating
- Offices has suspended ceiling with recessed lighting
- Kitchen as well as male and female WC's
- Generous parking spaces and loading bays
- Covered parking for approximately 2 vehicles



AREAS (Approx. Gross Internal)

Warehouse/Industrial	7,949 sq.ft	739 sq.m
Ground and first floor offices, kitchen & WC's	758 sq.ft	70 sq.m
TOTAL	8,707 sq.ft	(809 sq.m)

LOCATION - RG30 6HW

Norcot Road Industrial Estate comprises an estate of seven 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.

RENT & RATES

On application.

SERVICE CHARGE

A service charge will be levied for the provision of a security service and maintenance of estate roads, landscaping and common areas.

INSURANCE

The Landlord will insure the premises the premiums to be recovered from the tenant.

ENERGY PERFORMANCE

Further information available upon request.

PLANNING

The property is considered suitable for B1 (Light Industrial), B2 (General Industrial) or B8 (Warehousing) use. All interested parties are to make their own specific enquiries directly with the Local Planning Authority as to their intended use.

VIEWINGS

Contact the appointed agents



Phoebe Farrell
Phoebe.Farrell@eu.jll.com

Shaun Rogerson
Shaun.Rogerson@eu.jll.com



Derek Gilbert
dgilbert@parkinsonholt.com

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020 7233 5255
www.lcpproperties.co.uk

Ed Tuckett 07469 154516
ETuckett@lcpproperties.co.uk