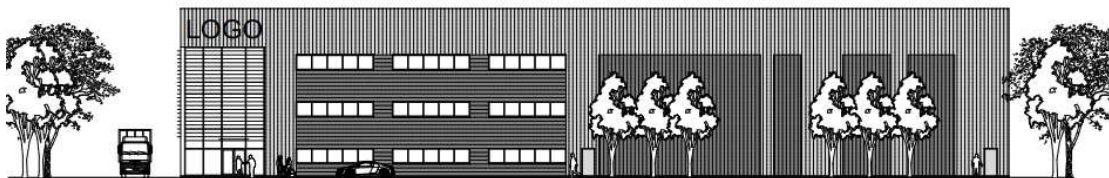


TO LET

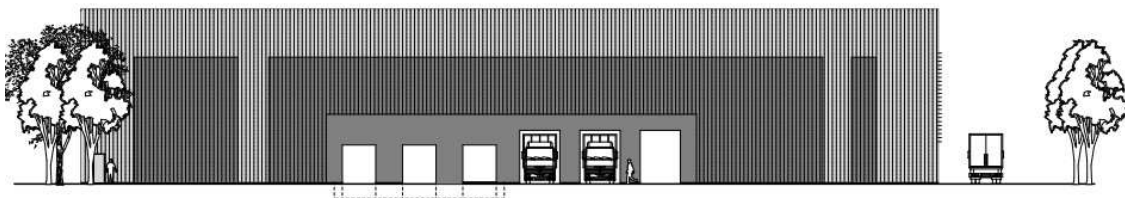
Danehill, Lower Earley, Reading
Berkshire, RG6 4UT



www.TLRE.co.uk



FRONT ELEVATION (EAST)



REAR ELEVATION (WEST)

**HQ/Distribution Unit with
self contained yard.**

**40,968 sq ft
Ready for Nov 2022**

Danehill, Lower Earley, Reading, RG6 4UT.



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Description

The HQ type unit will be ready for occupation in November 2022.

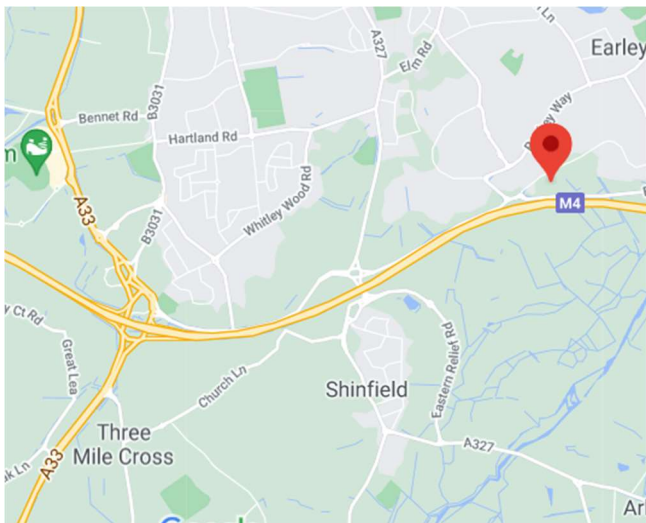
The unit will sit on a generous plot, arranged with office/guest parking to the front of the unit, with HGV loading via side access to the secure yard at the rear of the unit.

The premises will be of steel portal frame construction with brickwork and microrib profile cladding to the external elevations.

The offices will be located on the first floor and fully fitted with heating/cooling systems, carpeting, LED lighting and suspended ceilings.

The warehouse will have an eaves height of 10m, three dock level loading doors, two ground level loading doors, 3 phase power and a secure yard with dedicated access. The unit will benefit from 25 car park spaces.

Location



The premises are located in Danehill, in Lower Earley an established tech/industrial location close to Reading and the M4 Motorway. The area provides a pleasant working environment and is located only 2.5 miles to junction 11 of the M4.

The M4 corridor market is well established industrial/tech location with good connections to London, Berkshire and the wider south east.

The unit is approx. 1 mile to the leisure and retail amenities at Lower Earley with a bus stop for No. 19b located ¼ mile away providing services into Central Reading.

Accommodation

	Sq ft	Sq m
Warehouse	34,768	3,230
First and Second Floor Offices	6,200	576
Total	40,968	3,806

Terms

The unit is available on a new lease to be agreed, direct from the landlord.

Legal Costs

Each party to bear their own legal costs.

Business Rates

Occupiers are invited to make their own enquiries.

EPC

Available on request.

TLRE

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