

TO LET

Unit 4, Tavistock Industrial Estate,
Ruscombe Lane, Twyford, Reading,
Berkshire, RG10 9NJ



www.TLRE.co.uk



Internal photographs show unit following refurbishment.

**To Be Refurbished
Warehouse/Trade Unit**

2,392 sq ft (222.22 sqm)

Unit 4 Tavistock Industrial Estate, Ruscombe Lane, Twyford, Reading Berkshire, RG10 9NJ.



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Description

The premises comprise a mid-terrace industrial/warehouse unit of traditional steel portal frame construction with brick and blockwork elevations.

The unit benefits from a full height roller shutter door and will be refurbished to include LED lighting to the warehouse, 3 phase power and translucent roof panels. The unit also benefits from fitted offices on the first floor. The eaves height is 5.3m, with a maximum height of 6.8m in the warehouse.

The unit also provides a generous loading apron for loading in addition to a dedicated car parking area.

Location



The Tavistock Industrial Estate is located in Ruscombe on the periphery of Twyford. Twyford is approximately 1½ miles from the A4, which in turn connects with both the A404M and A329M providing easy access to Junctions 8/9 and 10 of the M4, Heathrow Airport and the national motorway network.

Twyford railway station is within walking distance, providing regular services to London (Paddington).

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.

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Accommodation

	Sq Ft	Sq M
Warehouse	1,828	169.82
GF Trade/WC's	282	26.2
FF Office	282	26.2
Total	2,392	222.22

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