

127

LOVEROCK ROAD
READING
RG30 1HU



M4, J12 ←

OXFORD →

A329

OXFORD ROAD

WIGMORE LANE

STADIUM TRADE & BUSINESS PARK

WIGMORE LANE

PORTMAN ROAD

LOVEROCK ROAD

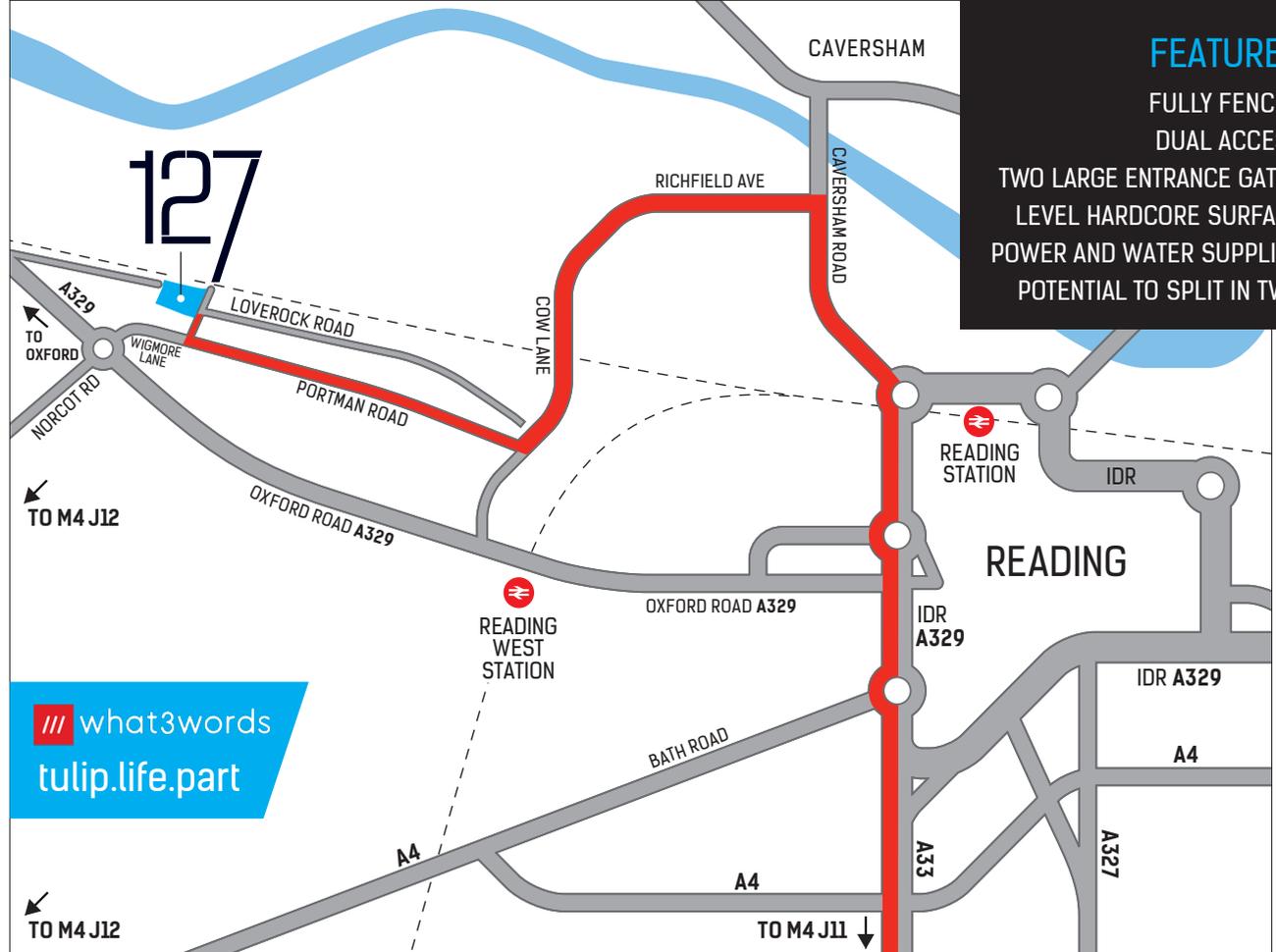
M4 J11 & READING →

Secure, self-contained open storage site

TO LET



Circa
1 ACRE
Ability to split



FEATURES
 FULLY FENCED
 DUAL ACCESS
 TWO LARGE ENTRANCE GATES
 LEVEL HARDCORE SURFACE
 POWER AND WATER SUPPLIES
 POTENTIAL TO SPLIT IN TWO

what3words
 tulip.life.part

127
 LOVEROCK ROAD
 READING
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DESCRIPTION

An open storage site of approximately 1.0 acre, although consideration given to splitting into smaller plots. The main access is from Loverock Road with potential to have a second access from Stadium Way to allow for separate self-contained secure areas.

LOCATION

Reading is located approximately 40 miles to the west of London and 30 miles to the west of Heathrow Airport and benefits from good road and rail communications. 127 is prominently located on the junction of Loverock Road and Wigmores Lane, close to its junction with Portman Road and directly adjacent to the established Stadium Trade and Business Park, in a recognised commercial area to the north west of reading town centre. Junction 11 of the M4 is approximately 3 miles to the south and Junction 12 of the M4 is approximately 3.5 miles to the south west, providing direct communications with London, Heathrow Airport and the national motorway network. Reading West train station is within 1.5 miles.

TERMS

Available on a new Fully Repairing and Insuring lease for a term to be agreed. Consideration given to letting as smaller plots.

ANTI-MONEY LAUNDERING REGULATIONS

To comply with Anti Money Laundering regulations, the agents undertake ID checks for all successful tenants where legislation requires us to do so.

VIEWING AND FURTHER INFORMATION

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