INDICATIVE IMAGERY

Opportunity to combine units 2 & 4
11,912 sq.ft
(1,107 sq.m)

CHARTERHOUSE MÜLLER PLC

STAFF ENTRANCE

TO BE REFURBISHED

TO LET Industrial/Warehouse Unit
6,044 sq.ft (561 sq.m)

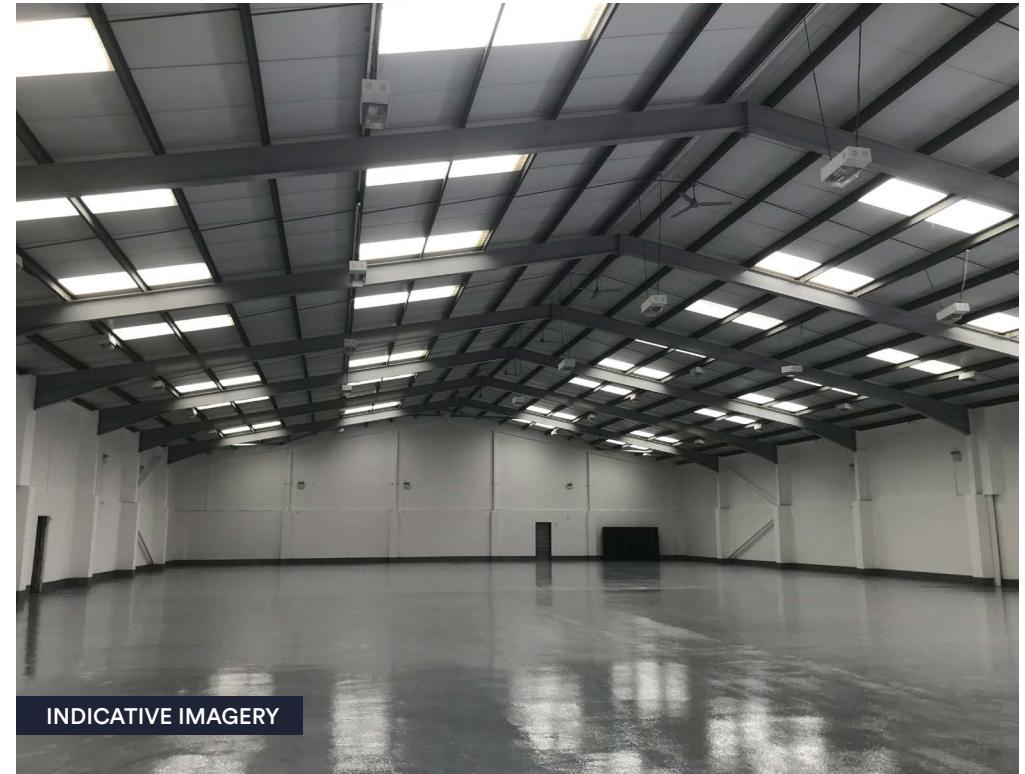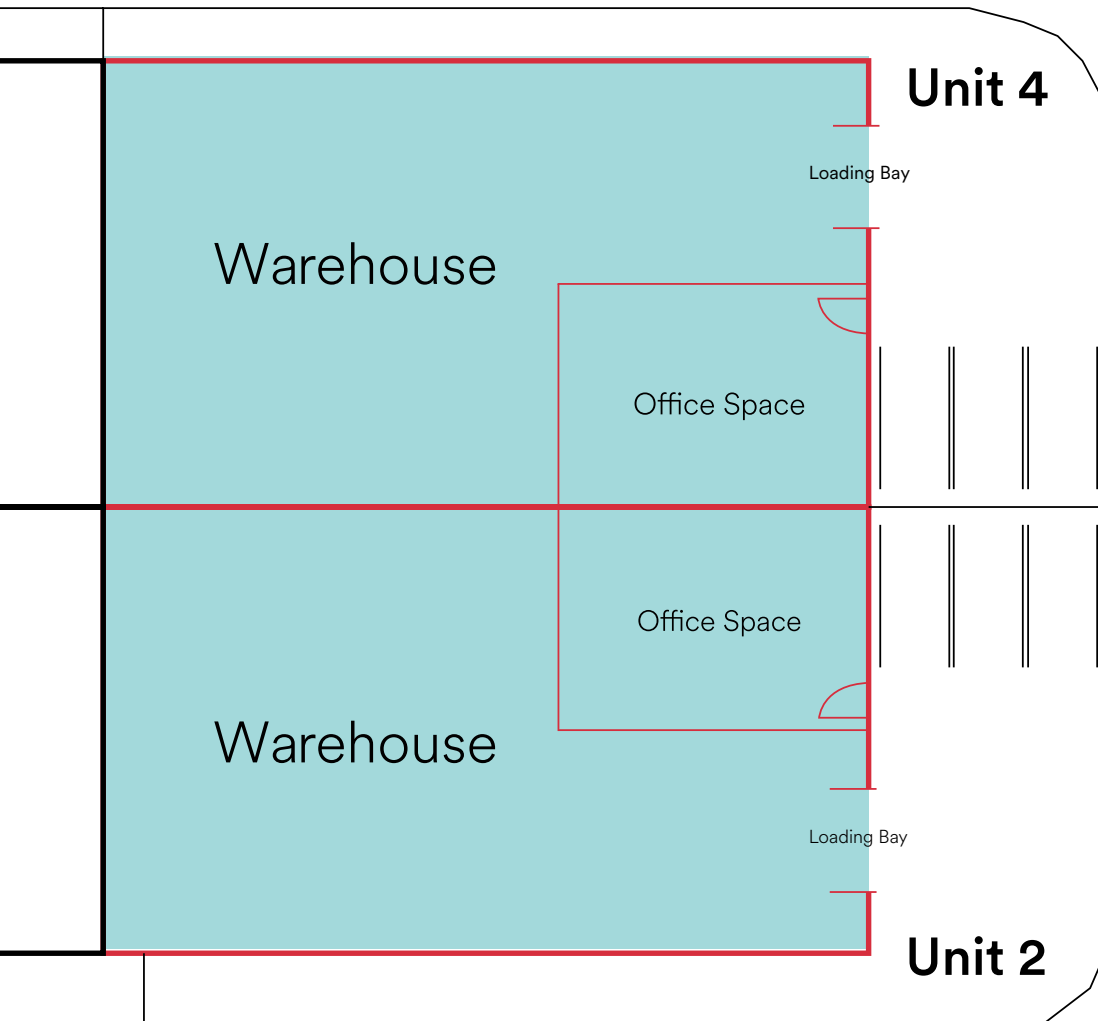**Unit 2, Little John's Lane, Reading, Berkshire, RG30 1RA**

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

LCP.
part of M'Core

01384 400123

searchlcp.co.uk

Unit 4

Loading Bay

Warehouse

Office Space

Office Space

Warehouse

Loading Bay

Unit 2

INDICATIVE IMAGERY

INDICATIVE IMAGERY

Unit 2, Little John's Lane, Reading, Berkshire, RG30 1RA

Areas (Approx. Gross Internal)

Warehouse/Industrial	4,550 sq.ft	423 q.m
Ground floor offices	747 sq.ft	69 sq.m
First floor offices	747 sq.ft	69 sq.m
Total	6,044 sq.ft	(561 sq.m)

Amenities:

● Ground and First floor offices with air conditioning

● Warehouse with minimum eaves height 5.5m rising to 7m

● Secure fenced yard/parking area

Rent

£79,000 p.a.

Business Rates

Rateable Value £35,000
Rates payable £18,200
Reading Borough Council

Insurance

The Landlord will insure the premises the premium to be recovered from the tenant.
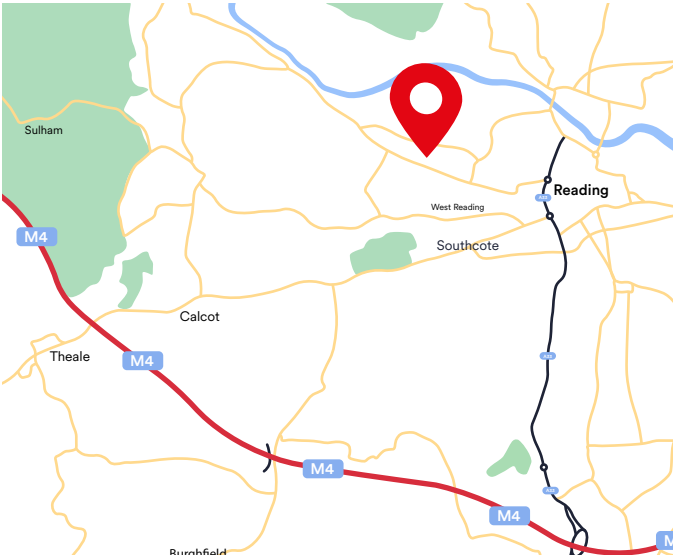
Energy Performance

EPC D:81. Further information available upon request.

Planning

All interested parties are to make their own specific enquiries directly with the Local Planning Authority as to their intended use.

Legal and Surveyor Costs

Each party will be responsible for their own legal and surveyors costs incurred with the proposed transaction.

Location - RG30 1RA

An established industrial estate located approximately 1.5 miles north west of Reading town centre. Access to the M4 is via the A33 dual carriageway which links the town centre to J11 or via Tilehurst to J12.

Local Distances (Approx.)

Reading	2.1 Miles
Calcot	3.3 Miles
Theale	4.5 Miles
Earley	5.8 Miles
Woodley	5.8 Miles
Newbury	19.7 Miles
Slough	23.4 Miles
Oxford	26.4 Miles

Viewing

Strictly via prior appointment with the appointed agents

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