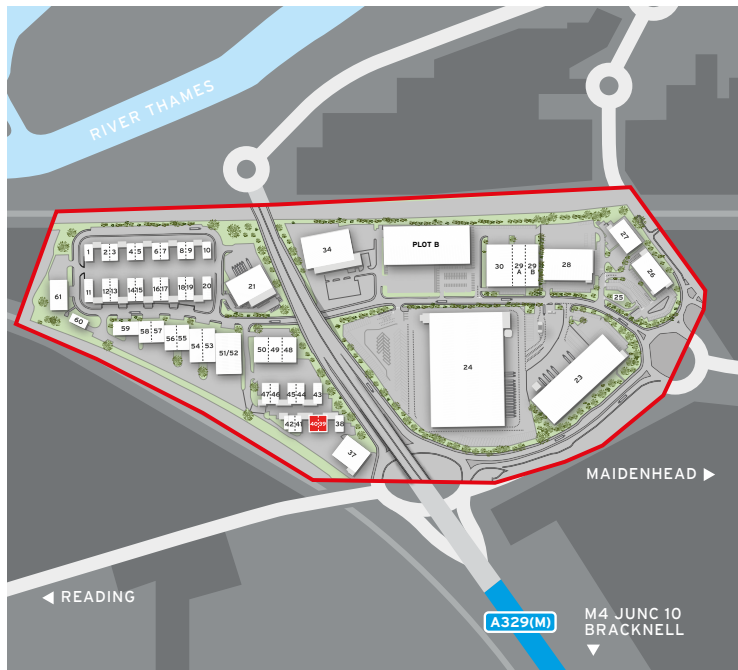


39/40

suttons
business park
INSPIRED LOCATION
READING, RG6 1AZ



Light industrial/warehouse unit



LOCATION

Suttons Business Park is a prime business location at the top of the A3290 within 3 miles of Junction 10 of the M4 providing swift access to the national motorway network. Reading Town Centre is approximately 1.5 miles to the west.

AVAILABILITY

Units	SQ FT	SQ M
39	3,835	356.27
40	3,840	356.75
Total	7,675	713

Sizes shown are GIA

AMENITIES

- Ability to combine two units or rent individually
- 2 roller shutter doors
- 2 open side yards which could offer a 'goods in, goods out' set up
- 14 parking spaces
- Male and female WCs
- 24 hour on site security

TERMS

The units are available individually or combined by way of a new full repairing and insuring lease, subject to 5-yearly upward only rent reviews. Rent upon application.

RATES

The current rateable value for each unit is:

39 Suttons Business Park - £29,250

40 Suttons Business Park - £32,000

Please note this is not the Rates Payable, interested parties are to satisfy themselves of their possible rates obligations.

SERVICE CHARGE & VAT

A contribution to the Park's annual service charge budget and VAT are both payable. Details of which are available upon request.

CONNECTIVITY

7 telecommunication bandwidth providers have existing network infrastructure serving the Park. Further details upon application.

EPC

The units are undergoing refurbishment and their Energy Performance Rating will be confirmed once works have completed. The Landlord is targeting an EPC rating of B and above.



Unit 39

SAT NAV: RG6 1AZ

FURTHER INFORMATION

For further information or to arrange a viewing please contact the sole agent.



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