

FULLY
REFURBISHED

Unit
8



Nimrod
Industrial Estate

Nimrod Way **Reading RG2 0EB**

TO LET

7,124 SQ FT

(661.87 SQ M)

Industrial / Warehouse unit

Unit 8





6.1m CLEAR
EAVES HEIGHT
(8m TO APEX)



TARGETING
EPC RATING B



LARGE ROLLER
SHUTTER DOOR
(4.5m x 4.7m)



NEW ROOF &
PVCu DOUBLE
GLAZED WINDOWS
TO FRONT



3 PHASE
POWER



EXCELLENT CAR
PARKING



INTERNAL &
EXTERNAL
REDECORATION



EXCELLENT
ACCESS TO
M4 J11



NEW EV
CHARGING
POINT



NEW LED
LIGHTING



NEW SUSPENDED
CEILING AND
FLOORING IN
OFFICES



NEW ELECTRIC
HEATING TO
OFFICES



NEW
KITCHENETTE



NEW MALE &
FEMALE WC
FIXTURES &
FITTINGS



Description

The unit has been extensively refurbished and provides a bright and modern working environment. The self contained units are constructed of steel portal frame under a pitched insulated roof, incorporating translucent panels to provide natural light for the warehouse. The external elevations comprise part brick/part profile cladding. Vehicular access is via a single full height roller shutter doorway.

Terms

The unit is available on a new fully repairing and insuring lease for a term to be agreed.

Rent

On application.

For more details please contact the agent:



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Misrepresentation Act 1967 – Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. September 2025

Accommodation

	SQ M	SQ FT
Ground Floor Warehouse	557.40	6,000
Ground Floor Ancillary	37.61	405
First Floor Offices	63.97	689
First Floor Ancillary	2.89	31
TOTAL	661.87	7,124

Legal Costs

Each party is to be responsible for their own legal and professional costs.

Planning

Interested parties to satisfy themselves regarding the permitted planning uses.



navy.doll.incomes

Location

Nimrod Industrial Estate is located off Elgar Road South which in turn connects with Basingstoke Road and Junction 11 of the M4 motorway providing excellent communications with the London, Heathrow Airport and the national motorway network.

