

R1

Lambs Farm Business Park

Basingstoke Road, Swallowfield RG7 1PQ

Industrial Unit

- 0118 988 8884
- info@jpwinkworth.co.uk
- Swallowfield, Reading
- 1500 Sq.t.
- Full Repairing Lease
- www.jpwinkworth.co.uk



Gate Entrance

CCTV 24hr Surveillance

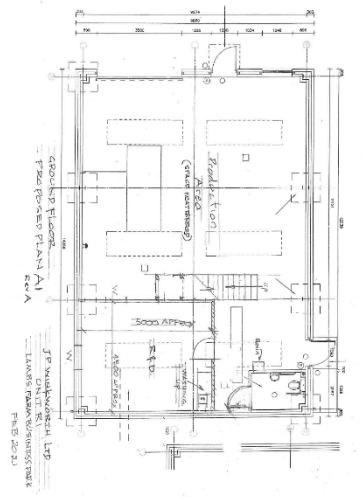
On-Site Cafe

On-site Estate Management

Conference Room

Storage Containers

FLOOR PLAN



SPECIFICATION

- 1st Floor Office – 166 sq.ft
- Warehouse – 1372 sq.ft with 12ft Eaves Height
- High Performance resin coated floor
- Full Height shutter door (H4.4m x W3.48om)
- Ground Floor open room - 168 sq.ft
- WC – 37 sq.ft
- Kitchenette
- Allocated Parking – 4 Spaces
- 3 Phase Power
- High Speed Fibre
- LED Lighting
- Oil Fired Heating System
- Mains electric, Water & Sewage
- Fire Alarm
- EPC C
- Use Class – B8 and E(g)

The premises have been measured in accordance with RICS Code of Measuring Practice (5th Edition) on a Gross internal basis.

The property comprises a small business unit of steel portal frame construction with profile metal sheet cladding.