

UNIT SPEC SHEET

BUILDING NUMBER	R1	
OWNER	J P Winkworth Ltd	
ADDRESS OF SITE	Lambs Farm Business Park, Basingstoke Road, Swallowfield, Reading, Berkshire RG7 1PQ	
CONTACT NUMBER	0118 988 8884	
YEAR OF CONSTRUCTION	2016	
TOTAL SQUARE FEET	1500	
MEASUREMENTS	METERS	SQUARE FEET
WAREHOUSE	L13.695 X W9.3 X H5.3	1372
ROOM – GND FLR	L3.930 X W3.980 X H2.255	168
OFFICE – 1ST FLR	L3.988 X W3.866 X H2.350	166
TOILET	L2.284 X W1.5 X 2.277	37
KITCHENETTE	N/A	
SHUTTER DOOR/S	H4.4M X W3.480M	
NUMBER OF SHUTTER DOORS	1	
HEIGHT TO EAVES	12ft	
NUMBER OF OFFICES	1	
PARKING SPACES	4	
TYPE OF ROOF	Flat with Gutters	
EXTERIOR CONSTRUCTION	Cladding	
COOLING SOURCE	N/A	
HEATING SOURCE	N/A	
WATER	Yes – Landlord Supply (Charged on Usage)	
SEWAGE	Yes	
ELECTRIC	Tenants own Supplier	
POWER	3 Phase	
LIGHTING	LED	
HIGH SPEED FIBRE	Yes	
ALARM - BURGLAR	No	
FIRE ALARM	Yes	
EMERGENCY LIGHTING	Yes	
OUTSIDE LIGHTING	Yes	
ACCESS	Key Only	
GENERATOR	No	
TYPE OF LEASE	Full Repairing and Insuring Lease	
LEASE DURATION	10 Years	
EPC	C	
USE TYPE	B8 & E(g) – Storage and General Industrial	
CONTAINER	Hire Only	
OUT OF HOURS	Proximity Card for Gate	