

UNDERGOING  
REFURBISHMENT

Unit  
**3**



Indicative photo



# Nimrod Industrial Estate

Nimrod Way **Reading RG2 0EB**

**TO LET**  
**4,956 SQ FT**  
(460 SQ M)

**Industrial / Warehouse unit**



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



Indicative photo

## Description

The unit is undergoing extensive refurbishment to provide 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:**

 **HASLAMs**  
CHARTERED SURVEYORS

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W W W . H A S L A M S . C O . U K

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## Accommodation

|                        | SQ M          | SQ FT        |
|------------------------|---------------|--------------|
| Industrial/Warehouse   | 331.10        | 3,564        |
| Undercroft Storage/WCs | 64.66         | 696          |
| First Floor Offices    | 64.66         | 696          |
| <b>TOTAL</b>           | <b>460.61</b> | <b>4,956</b> |

## 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.

