

**TO LET**

0.524 Acres (0.21 Hectares)



Sehmi Builders Merchant, Rose Kiln Lane, Reading, Berkshire, RG2 0ND

## TRADE COUNTER / WAREHOUSE AND OPEN STORAGE

- Town Centre Location
- Secure Yard, With Concrete Base
- Gated Entrances
- Modern Industrial / Trade Counter Unit



Reading  
0118 402 6893

# SEHMI BUILDERS MERCHANT, ROSE KILN LANE, READING, BERKSHIRE, RG2 0ND

## Location & Description

The site is situated in a prominent position approximately 0.60 miles to the south of Reading Town Centre, fronting Rose Kiln Lane, with access to J11 M4 being only 2.4 miles away.

Neighbouring the property are multiple national car showrooms.

There is branding potential from the upper level of the warehouse to be visible on the A33.

The site comprises approximately 0.524 acres of securely fenced hard standing with a warehouse / trade-counter unit within. The site further benefits from two gated entrances to opposing ends of the yard.

This opportunity would suit a variety of trade related uses such as bus depot, scaffolders / builders yard, in addition to motor trade, or haulage yard use (S.T.P.). Subject to covenant strength, the landlords will consider these uses.

## Accommodation

	Acres	Hectares
Industrial Unit Ground Floor	1,520	141.21
Industrial Unit First Floor	794	73.76
Total Unit Size	2314	214.97
<b>TOTAL PLOT</b>	<b>0.524</b>	<b>0.21</b>

## Rent / Terms

£95,000 Per Annum Exclusive

The above rents are exclusive of business rates, service charges, insurance and utilities, and is subject to VAT.

A new Full, Repairing and Insuring Lease is available direct from the Landlord, on terms to be agreed, by negotiation.

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide various documentation such as company information, identification and proof of funds before the deal is completed, of which there is a small charge affiliated.

## Business Rates

The billing authority is Reading Borough Council. The Rateable Value is £79,000

We suggest these amounts, and actual rates payable, are verified by contacting the ratings officer at the billing authority directly.

## Legal Costs

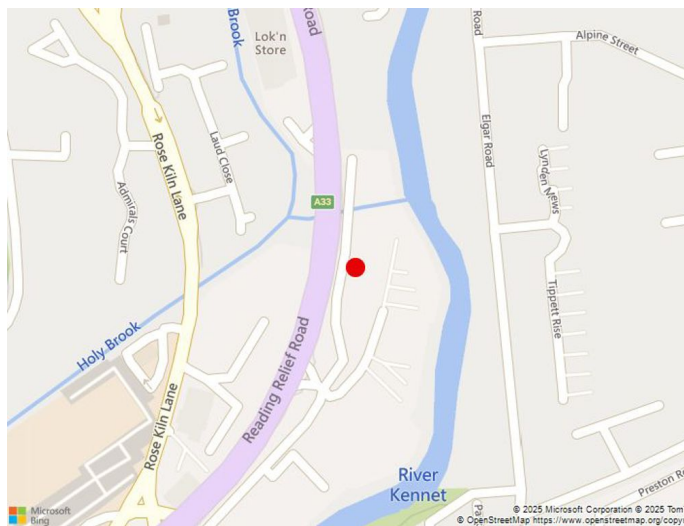
Each party to bear their own professional and legal costs.

## Energy Performance Rating

C-73

## Viewing Arrangements:

Please contact sole agents for further information.



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