

FOR SALE

12,660 Sq.Ft. (1,176.11 Sq.M.)



6 Bridgewater Close, Reading, Berkshire, RG30 1NS

FREEHOLD WAREHOUSE / INDUSTRIAL UNIT

- 5m x 4m Roller-Shutter Loading Door
- 5.1m Eaves Height
- 8.9m To Apex
- Gated Shared Yard
- 3 Phase Power
- 7 Parking Spaces, With The Ability To Double Park



Reading
0118 402 6893

6 BRIDGEWATER CLOSE, READING, BERKSHIRE, RG30 1NS

Location

The unit is located within the established Portman Road Industrial Area, which is circa one mile west of the town centre.

Road links are good with the M4 motorway easily accessible via J11 or 12, providing access onto London, Heathrow Airport and the national motorway network.

Description

A detached steel portal frame unit, under a pitched roof, which can be found within a shared gated yard. To the front of the unit two-storey offices can be found, incorporating a reception and galleried landing. The warehouse is accessed via a roller-shutter loading door.

Accommodation

	Sq.Ft.	Sq.M.
Warehouse	9,896	919.34
Ground Floor Offices & Amenities	1,382	128.39
First Floor Offices	1,382	128.39
TOTAL	12,660	1,176.11

Price

£1,850,000 Guide Price

Terms

The freehold is available For Sale, with the benefit of Vacant Possession, on terms to be agreed by negotiation.

Anti-Money Laundering

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide various documentation such as identification and proof of funds before the deal can progress.

Business Rates

The billing authority is Reading Council.

Rateable Value: £84,500

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

Legal Costs

Each party to bear their own professional and legal costs.

VAT

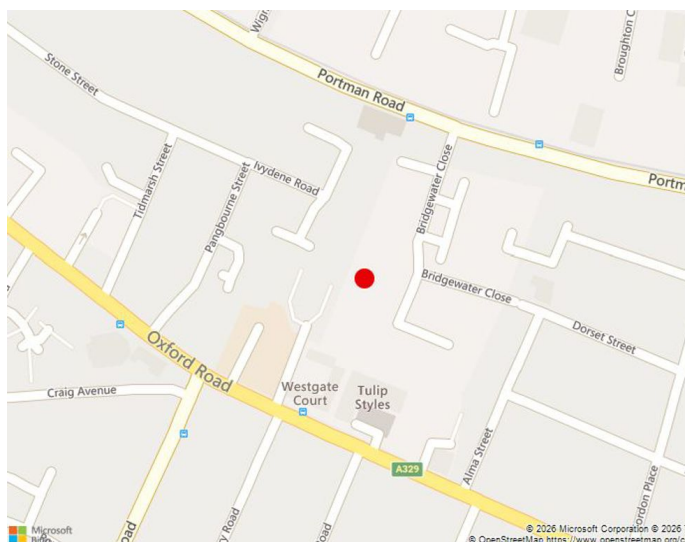
The property is NOT subject to VAT.

Energy Performance Rating

G-156

Viewing Arrangements:

Please contact sole agent, Kempton Carr Croft, for further information / viewing arrangements.



Mitchell Brooks
07818 117021
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