

TO LET



UNIT 5 NIMROD INDUSTRIAL EST

Nimrod Way Reading RG2 0EB

TYPE	INDUSTRIAL / WAREHOUSE
TENURE	LEASEHOLD
SIZE	5,594 SQ FT (520 SQ M)

KEY POINTS

- > To be refurbished
- > 6.1m minimum eaves
- > Large loading door
- > Excellent car parking
- > New roof

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.

what3words ///navy.doll.incomes

Description

Unit 5 comprises a mid-terrace industrial / warehouse with trade counter unit with excellent onsite car parking, to be refurbished.

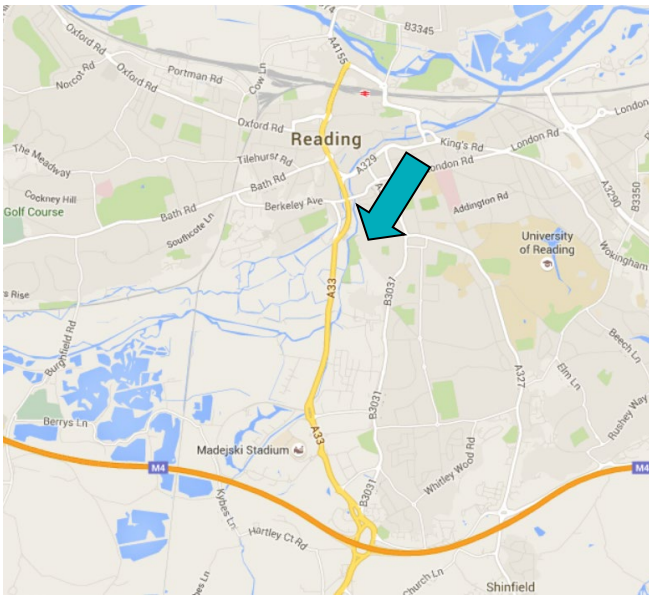
Refurbishment to Include (TBC)

- New Roof
- Reline valley gutters
- Internal and external redecoration.
- Redecoration of large roller shutter door (4.5mW X 4.7mH)
- New suspended ceiling and flooring in office
- New PVCu double glazed windows to front elevation
- New front door and rear fire exit doors
- New kitchenette
- New WC fixtures and fittings
- New LED Lighting
- New electric heating to office
- New EV charging point
- *Photos of a similar unit*

Accommodation

We understand the Gross Internal Area (GIA) is as follows:

Floor	sq ft	sq m
GF Industrial / warehouse	4,156	386.1
GF Trade / WCs	719	66.8
FF Office	719	66.8
Total	5,594	519.7



Energy Performance Asset Rating

To be re-assessed post refurbishment.

Terms

A new Full Repairing and Insuring lease for a term to be agreed.

Legal Costs / VAT

Each party to bear their own legal costs.
Prices are quoted exclusive of VAT.

Business Rates

The Rateable Value for the property is £47,750.

Anti-Money Laundering Regulations

To comply with Anti Money Laundering regulations, Haslams Surveyors LLP undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Viewing & Further Information

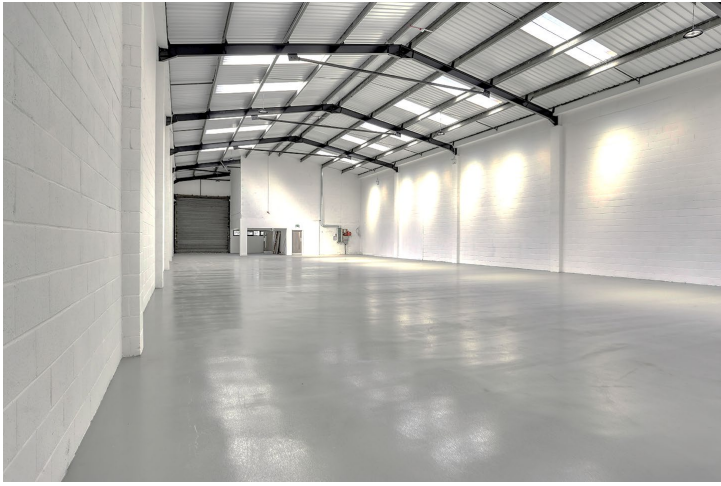
Please contact the sole agents for further information or an appointment to view.



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Indicative photos of neighbouring unit