



TO LET

Modern Industrial/Warehouse Unit
8,707 sq.ft (809 sq.m)

Unit 6 Norcot Industrial Estate, Sterling Way, Tilehurst, Reading, Berkshire, **RG30 6HW**

- Prominent location surrounded by trade/retail
- Excellent loading/unloading area with generous parking
- Close to the M4



020 8759 4141
020 7493 4933

jll.co.uk/property

**PARKINSON
HOLT**

0118 939 3333
PARKINSONHOLT.COM

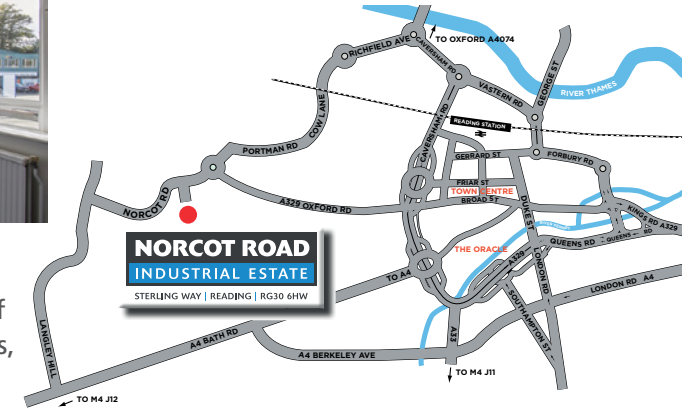
LCP

020 7233 5255
www.lcpproperties.co.uk

DESCRIPTION

Modern unit constructed around a steel portal frame with brick and part clad elevations, under a fully insulated pitched roof.

- 2 electrically operated, full height loading doors 4.5m wide x 5.0m high
- Minimum eaves 5.0m rising 8.5m at centre of pitch
- Power float concrete floor
- 3 phase power supply
- Sodium lighting
- Carpetted offices with gas fired central heating
- Offices has suspended ceiling with recessed lighting
- Kitchen as well as male and female WC's
- Generous parking spaces and loading bays
- Covered parking for approximately 2 vehicles



AREAS (Approx. Gross Internal)

Warehouse/Industrial	8,552 sq.ft	695 sq.m
Ground floor office, kitchen & WC's	399 sq.ft	37 sq.m
First floor office	758 sq.ft	70 sq.m
Unit 6	8,707 sq.ft	(809 sq.m)

LOCATION - RG30 6HW

Norcot Road Industrial Estate comprises an estate of seven warehouse/industrial units located approximately 2 miles west of Reading's town centre. Access to the M4 motorway is via either Tilehurst to Jct 12 or south Reading via the A33 dual carriageway leading to the much improved Jct 11. The estate is well served by local amenities including shops and public transport.

RENT & RATES

On application.

SERVICE CHARGE

A service charge will be levied for the provision of a security service and maintenance of estate roads, landscaping and common areas.

INSURANCE

The Landlord will insure the premises the premiums to be recovered from the tenant.

ENERGY PERFORMANCE

Further information available upon request.

PLANNING

The property is considered suitable for B1 (Light Industrial), B2 (General Industrial) or B8 (Warehousing) use. All interested parties are to make their own specific enquiries directly with the Local Planning Authority as to their intended use.

VIEWINGS

Contact the appointed agents



Adam Creighton
adam.creighton@eu.jll.com

Shaun Rogerson
Shaun.Rogerson@eu.jll.com



Derek Gilbert
dgilbert@parkinsonholt.com

Unit 6 Norcot Industrial Estate, Sterling Way, Tilehurst, Reading, Berkshire, RG30 6HW

MISREPRESENTATION ACT, 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pensnett Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 736 of the Companies Act 1985) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. [We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information please let us know and where appropriate, we will correct it.] We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. [This brochure gives a large amount of [statistical] information and there will inevitably be errors in it]. Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property. SUBJECT TO CONTRACT We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website www.commercialleasecodeew.co.uk

LCP

020 7233 5255
www.lcpproperties.co.uk

Ed Tuckett 07469 154516
ETuckett@lcpproperties.co.uk