



**HASLAM'S**  
CHARTERED SURVEYORS

PRELIMINARY DETAILS

**TO LET**



# UNIT 60

Suttons Business Park Reading RG6 1AZ

**TYPE**

**WAREHOUSE / INDUSTRIAL**

**TENURE**

**LEASEHOLD**

**SIZE**

**3,169 SQ FT**  
(294 SQ M)

## KEY POINTS

- > Detached warehouse unit with private yard
- > Undergoing refurbishment, available Feb 2025
- > Ground floor office, kitchenette and WCs
- > Electric roller shutter door
- > Secure, concealed yard
- > 5.5m eaves height
- > 6 car parking spaces
- > Easy access to M4 motorway Junction 10

T: 0118 921 1515 W: [haslams.co.uk](https://www.haslams.co.uk)





## Location

Suttons Business Park is a prime business location at the top of the A329M within 3 miles of Junction 10 of the M4 providing swift access to the national motorway network. Reading Town Centre is approximately 1.5 miles to the west.

## Description

Unit 60 is a detached self-contained unit at the rear of Suttons Business Park. The unit comprises a warehouse with ground floor office, kitchenette and WCs, refurbished to a high specification.

## Specification

- 1 electric roller shutter door
- Emergency warehouse lighting
- Male and female WCs
- Kitchen
- 6 car parking spaces
- 24 hour on site park security
- Good vehicular access
- Aldi and Costa Coffee amenities on site
- Unit to be refurbished
- Occupation available from Feb 2025

## Accommodation

We understand the Gross Internal Areas (GIA) are as follows:

	sq m	sq ft
Warehouse	2,592	240
Ground Floor Office	577	54
<b>Total</b>	<b>3,169</b>	<b>294</b>
Mezzanine	642	60

## Connectivity

7 telecommunication band width providers have existing network infrastructure serving the Park. Further details upon application.



## Terms

The unit is available by way of a new full repairing and insuring lease, subject to 5-yearly upward only rent reviews. Rent upon application.

## Energy Performance Asset Rating

The Landlord refurbishment is targeting an EPC rating of 'B' or higher.

## Business Rates

Rateable Value: 39,500

## Legal Costs / VAT

Each party to bear their own legal costs. VAT is payable.

## Anti-Money Laundering Regulations

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

## Viewing & Further Information

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



Neil Seager

0118 921 1516  
neilseager@haslams.co.uk



Harry Bevins

0118 921 1517  
harrybevins@haslams.co.uk