

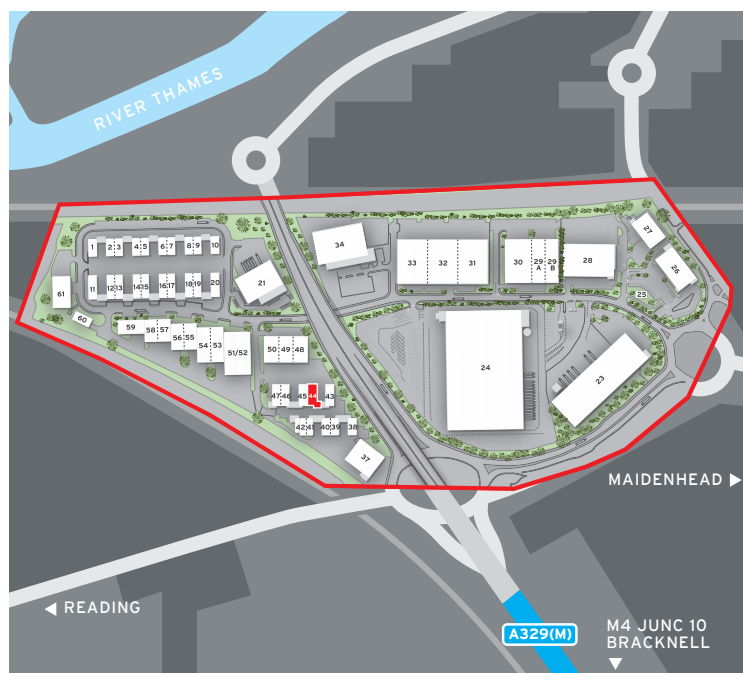
# 44

  
**suttons**  
**business park**  
INSPIRED LOCATION  
READING, RG6 1AZ



**Unit 44 To Let**  
**4,600 sq ft (427.34 sq m)**  
Light Industrial/Warehouse Unit  
To Be Refurbished

# Newly Refurbished Modern Light Industrial/Warehouse Unit



## 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.

## AVAILABILITY

Unit 44	SQ FT	SQ M
Offices & Ancillary Areas	745	69.21
Warehouse	3,855	358.43
<b>Total</b>	<b>4,600</b>	<b>427.34</b>

Sizes shown are GIA

## AMENITIES

- 1 electric roller shutter door
- 7 car parking spaces
- Large communal yard
- Male and female WCs
- 24 hour on site security

## 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.

## CONNECTIVITY

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

## EPC

The unit has an Energy Performance Rating of E(117).

## SAT NAV

RG6 1AZ

[www.suttonsbusinesspark.co.uk](http://www.suttonsbusinesspark.co.uk)



## FURTHER INFORMATION

For further information or to arrange a viewing please contact the sole agent.



**Neil Seager**  
neilseager@haslams.co.uk

**Harry Bevins**  
harrybevins@haslams.co.uk



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