

# 39/40/41

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



**Unit 39/40/41 To Let**  
**3,823 - 11,498 sq ft**  
Industrial/warehouse unit  
Newly refurbished

# Light industrial/warehouse unit



## LOCATION

Suttons Business Park is a prime business location at the top of the A3290 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

Units	SQ FT	SQ M
39	3,835	356.27
40	3,840	356.75
41	3,823	355
<b>Total</b>	<b>11,498</b>	<b>1,068</b>

Sizes shown are GIA

## AMENITIES

- Ability to combine up to three units or rent individually
- 3 roller shutter doors
- 3 open side yards
- Male and female WCs
- 24 hour on site security
- Up to 21 parking spaces (7 per unit)
- Costa Coffee and Aldi on site

## TERMS

The units are available individually or combined by way of a new full repairing and insuring lease, subject to 5-yearly upward only rent reviews. Rent upon application.

## RATES

The current rateable value for each unit is:

39 Suttons Business Park - £40,750

40 Suttons Business Park - £39,750

41 Suttons Business Park - £38,500

Please note this is not the Rates Payable, interested parties are to satisfy themselves of their possible rates obligations.

## SERVICE CHARGE & VAT

A contribution to the Park's annual service charge budget and VAT are both payable. Details of which are available upon request.

## CONNECTIVITY

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

## EPC

Units 39 & Unit 40 have EPC ratings of B:34. Unit 41 is currently undergoing refurbishment and the Energy Performance Rating will be confirmed once works have completed. The Landlord is targeting an EPC rating of B.

## SAT NAV

RG6 1AZ



Unit 39

## FURTHER INFORMATION

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



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



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