

# TO LET



## UNIT 19 HEADLEY PARK 10

Headley Road East Woodley Reading RG5 4SW

TYPE	TRADE COUNTER / WAREHOUSE UNIT
TENURE	LEASEHOLD
SIZE	3,711 SQ FT (345 SQ M)

### KEY POINTS

- > Highly prominent unit
- > Situated in popular east Reading industrial area
- > Full height drive-in loading doors
- > 5.5m eaves height
- > Excellent parking provision

## Location

Headley Park 10 is situated in Woodley, approximately 3 miles to the east of Reading town centre. The A329(M) provides direct access to J10 of the M4 and is only 1.6 miles to the south of the property. Reading railway station is on the Great Western Main Line providing a direct rail service to London Paddington, with a fastest journey time of 26 minutes. There are also regular services to Maidenhead, Basingstoke and Bristol. Heathrow Airport is located approximately 30 miles (48 km) to the west, providing flights to both domestic and international destinations.

## Description

Modern industrial unit with an excellent car parking provision.

## Amenities

The unit has the following specification:

- 5.5 m eaves
- Full height drive-in loading doors
- Internal sodium lighting/external security lighting
- Designated parking and vehicle turning areas
- Security fencing
- Full concrete loading yards

## Accommodation

We understand the Gross Internal floor areas (GIA) are as follows;

Floor	sq ft	sq m
Warehouse	3,711	344.75
<b>Total</b>	<b>3,711</b>	<b>344.75</b>



## Terms

The property is available by way of a new lease from the landlord on terms to be agreed. Rent on application.

## Energy Performance Asset Rating

EPC Rating: E:115

## Business Rates

Rateable value for the property is £31,250.

## Viewing & Further Information

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



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