

FOR SALE**WAREHOUSE/LIGHT INDUSTRIAL UNIT -
2,374 SQ FT (220.5 SQM)**

**10 THE PORTMAN CENTRE
LOVEROCK ROAD
READING RG30 1DZ**

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DESCRIPTION

The property is an end-terrace showroom/warehouse unit occupying a prominent position fronting Loverock Road. Internally the property benefits from an open-plan warehouse. There is an excellent opportunity for extensive signage (subject to planning) to Loverock Road. 4 parking spaces are demised to the unit, 3 of which are immediately outside the subject premises and one at the end of the terrace.

LOCATION

The property is located off the Portman Road with excellent frontage to Loverock Road in an established business and commercial district. Reading town centre is situated approximately 1½ miles to the east of the property and communication is provided by the nearby A329, A4 and A340 providing access to Jcts 11 and 12 and A329M which are a short drive away.

ACCOMMODATION

Warehouse/light industrial 2,374 Sq Ft (gross internal) 220 Sq.m.

AMENITIES

Warehouse

- Loading Door 3.2 mtrs x 3 mtrs high
- Minimum eaves height 4mtrs
- Overhead Gas Heater
- 3-Phase power supply
- Concrete Floor

TERMS

The property is available on the basis of a long leasehold interest for a term of 999 years which commenced on the 24th June 1997 at a ground rent of £100 per annum.

PRICE - Offers in the region of £295,000

RATES - **Rateable Value:** £15,750, rate in the £ 0.493p

SERVICE CHARGE - A service charge is payable to cover the upkeep and cleaning of the common parts.

VAT - All prices quoted are exclusive of VAT where applicable.

LEGAL COSTS -Each party is to bear their own legal costs in this matter.

VIEWING - Strictly by appointment through the sole agents - Shaun Walters 01189 023933, mob. 07764 230561 - swalters@parkinsonholt.com.