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www.michaelking.co.uk

Warehouse To Let

Unit 4 Riverview Estate Richfield Avenue Reading RG1 8EW



11,408 sq ft Gross Internal
20 ft eaves height

Warehouse	9200 sq ft approx
Ground and First Floor Offices, Toilets, etc	2200 sq ft approx
Parking	approx 20 within yard to the front

Note: Units 2 (8500 sqft) and Unit 3 (8500 sq ft) are likely to be available during 2010

Location : Riverview Estate is prominently located at the junction of Richfield Avenue and Cardiff Road in the heart of Readings' North Western Industrial area. Richfield Avenue is the main route through the industrial area.

Description : Unit 4 is the end of a terrace of steel portal framed units. The ground floor gross internal measurements are 122 ft deep and 84 ft wide.
The ground and first floor office areas are each divided in two.

Lease Term :. Some refurbishment work will be required – primarily to the offices. This will be carried out prior to a new lease being granted.

A new fully repairing and insuring lease will be available for a duration to be agreed.

Rent £6.50 per square foot per annum exclusive of all other outgoings (£74,152 pa)

Uniform Business Rates Annual Rates Payable for 2009 /10 estimated to be £37,000 pa

Service Charge – Approx £1250 per quarter (latest figures pending)

Legal Costs: Each side to pay their own costs

Viewing and Further Information:

Contact Tim Braili 07970 618915 or 0118 987 5151

Joint Agents Sharps Commercial Alec White 0118 939 1600

SUBJECT TO CONTRACT 2009