

LANSLLEY

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Broker Details

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Light Warehouse Unit To Let Dr1679

Reading, Berkshire, England **Brokered By:** Jason

Asking Price: £ 2,917.00 **Sales Revenue:** Undisclosed

Business Information

Business Identifier

Light Warehouse Unit To Let Dr1679

Reference

162

Looking For

Leaseholder

Business Start Date

2026-03-11

Financial Year End

N/A

Sector

Commercial Property

Industry

Other

Business Description

Ref DR.1679

Mid-Terrace Two Storey Office / Light Industrial Property To Let

3a & 3b Southview Park, Marsack Street, Caversham, Reading, Berkshire

Available immediately

Total size – circa. 2,200sq.ft / 204M²

Southview Park is an established commercial development located off Marsack Street in Caversham, approximately 1 mile north of Reading town centre. The area provides good access to Reading mainline railway station, the A4074 and the wider road network, and is surrounded by a mix of commercial occupiers, light industrial premises and local amenities.

Mid-terrace two storey office / light industrial premises arranged over ground and first floors, providing approximately 2,200 sq ft (204 m²) of flexible workspace. The property benefits from separate entrances to each floor, kitchen and WC facilities, separate utility meters and 2 dedicated parking spaces. Available together or as individual floors on a new 10, 15 or 20 year FRI lease. Situated within an established commercial location in Caversham, Reading.

Registered for VAT

No

Franchise

No

Type of Business

Sole Trader

UK Country

England

County/City

Reading, Berkshire

Reason for Selling

To Let

Rateable Value

3a - £10,500

3b - £12,250

EPC

D-79 - Valid until 31st July 2033

Premises Details

The property comprises a mid-terrace two storey office / light industrial premises arranged as ground and first floor accommodation, which may be let together or as two separate units.

Ground Floor - Unit 3a

Approx. 98 m² (1,055 sq ft)

Postcode: RG4 5AF

Rateable Value: £10,500

The ground floor provides open plan workspace accommodation together with a kitchenette area with sink and electric water heater, two separate WCs with basins, and front shutter door access together with a rear exit door.

The unit benefits from separate electricity and water meters together with a gas meter assumed to serve the whole premises.

First Floor - Unit 3b

Approx. 103 m² (1,108 sq ft)

Postcode: RG4 5AP

Rateable Value: £12,250

The first floor is accessed via a separate front double door entrance leading to an internal staircase.

The accommodation provides open plan office / studio / workspace accommodation, together with a kitchenette area with sink, worktop and electric water heater and WC facilities with basin.

The unit also benefits from separate electricity and water meters.

Parking

The property benefits from 2 dedicated parking spaces to the front of the premises.

Lease Terms

The landlord will offer a new Full Repairing and Insuring (FRI) lease for a term of 10, 15 or 20 years, subject to contract. The premises are available either as a whole at a commencing rent of £35,000 per annum exclusive (£2,916.67 per calendar month), or as individual floors at £18,000 per annum per floor (£1,500 per calendar month). The property is available as seen, and a surety rent deposit will be required, subject to status. Further lease terms are to be agreed between the parties.

Asking Price (£)

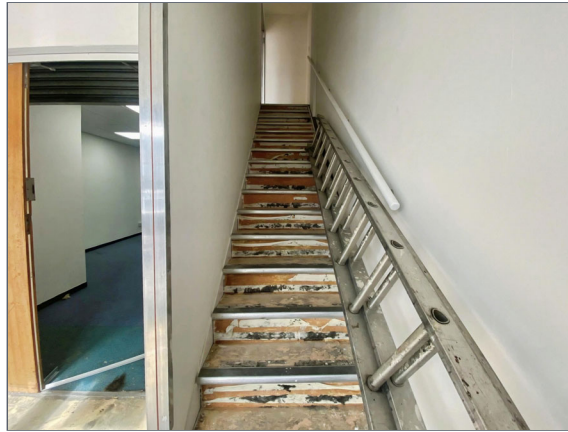
2,917.00

Annual Sales Revenue (£)

Undisclosed

Public Gallery





Disclaimer

Particulars are as supplied by Vendor and verified as far as possible but we cannot accept responsibility for any inaccuracy. Any dimensions quoted are for guidance only. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use of occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Unless otherwise stated the terms exclude VAT.