



Unit 17 Markham Centre

Reading, RG7 4PE

**Freehold industrial
investment opportunity
For Sale**

2,386 sq ft
(221.67 sq m)

- Trade counter/Industrial Investment
- Clear eaves height 6.43m
- 6 parking spaces
- Electric roller shutter door (4.0m x 4.2m)
- Large mezzanine floor
- 3 phase power
- Seeking offers in excess of £450,000

Unit 17, The Markham Centre, Reading, RG7 4PE

Summary

Available Size	2,386 sq.ft. (including Mezz. 3,308 sq.ft.)
Price	Offers in excess of £450,000
Rates Payable	£4.30 per sq ft
Rateable Value	£28,500
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	Upon Enquiry
EPC Rating	C (73)

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	2,386	221.67	Available
Total	2,386	221.67	

Description

Unit 17 Markham Centre comprises a modern end of terrace warehouse/trade counter unit situated at the front of the estate. The property benefits from a new electric roller shutter loading door, 3 phase power, two WCs, kitchenette, first floor ancillary office and 6 parking spaces. There is an extensive tenant installed mezzanine of approx. 922 sq.ft.

Location

The Markham Centre is a well-established industrial development of 20 units located directly opposite Theale Train Station. The property is within easy walking distance of local village amenity including pubs, restaurants, shops and a Post Office. The site benefits from superb road communications and is only ½ mile from M4 Junction 12. Theale Station offers direct rail services to Reading and London Paddington via the Elizabeth Line.

Terms

The property is offered for sale on a freehold basis and unconditional offers are invited in excess of £450,000 reflecting an equivalent yield of approx 6%. The property is held under title number: BK275785. The current tenants business is unaffected. There is an estate charge which covers management of the common parts and access road. Details can be provided upon request.

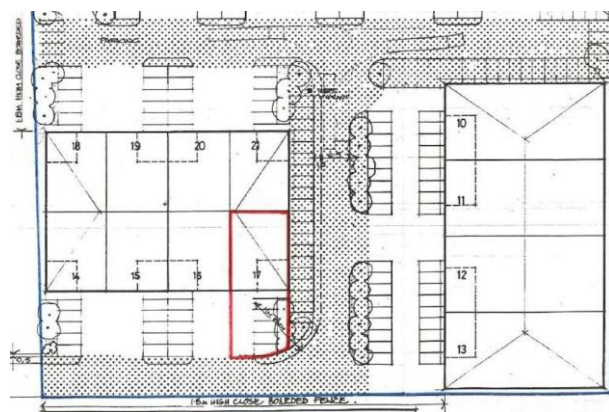
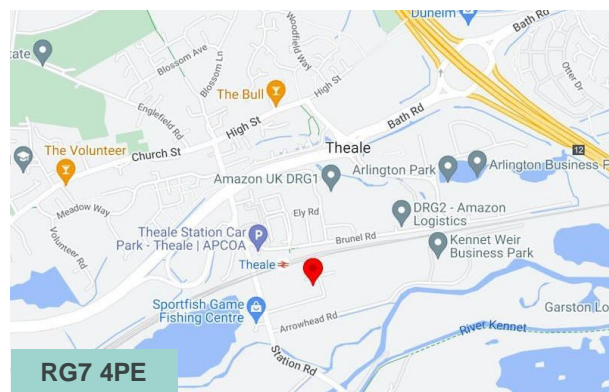
Viewings

Strictly by appointment via the sole agents at pre agreed timeslots.

Tenancy Information

The unit is let on full repairing terms for a term of 10 years from March 2022 and is sold with the benefit of existing leasehold income, details of the current rent passing are available upon request. The tenant is Alliance Automotive UK CV limited (Company number: 02207440), rated 'very low risk' by creditsafe. There is a tenant only break clause in March 2027 and an open market rent review in March 2027.

Prospective purchasers are encouraged to undertake their own due diligence. A copy of the lease will be provided with the legal pack.



Viewing & Further Information



Harry Gornall-King

01189557075 | 07738104806

h.gornall-king@hicksbaker.co.uk



Dominic Faires MRICS

07967 375962

d.faires@hicksbaker.co.uk