

UNIT 34

EASTER PARK | READING

RG7 2PQ



**MODERN UNIT WITH MULTI LEVEL MEZZANINE FOR
LEASE OR SALE**

TO LET / FOR SALE - 1,774 TO 3,067 SQ FT (164.81 TO 284.93 SQ M)

**Hurst
Warne**

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hurstwarne.co.uk

KEY BENEFITS

- Electric loading door
- First floor air conditioned office
- 6.2m minimum eaves height if mezzanine removed.
- Three phase power
- LED lighting
- Kitchenette
- Good parking

LOCATION

Estart is located to the rear of Easter Park which fronts Reading Road (A340) and links Reading and Basingstoke.

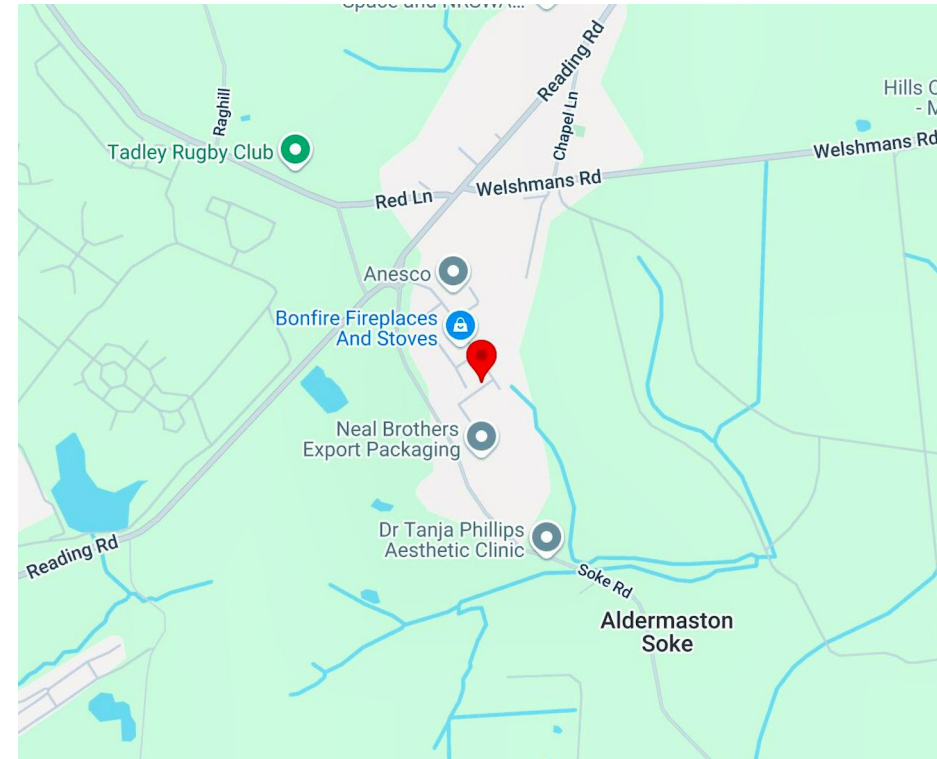
Tadley is less than 2 miles to the west of Easter Park providing lots of amenities, including a Lidl and Sainsbury's supermarket.

The M4 junction 12 is approximately 6 miles to the north and the M3 junction 6 is approximately 11 miles to the south.

DESCRIPTION

This building sees fantastic use of floor space and consists of; a warehouse/showroom on the ground floor, office and storage at first floor and some storage space at second floor level.

The warehouse/industrial element is served by a loading door and the showroom element with suspended ceiling and recessed lighting is accessed via a pedestrian door. There is a generous amount of glazing which extends to the first floor which is where the main office is located with views across the estate. The first floor also contains an open kitchenette, a storage room and board/meeting room. The building is well fitted with air conditioning units.



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SUMMARY

- Rent: Rent on application
- Price: Price on application
- Available Size: 1,774 to 3,067 sq ft
- Rates Payable: £2.16 per sq ft
- EPC: On application



ACCOMMODATION

NAME	SQ FT	SQ M	AVAILABILITY
Ground	1,174	109.07	Available
1st - Mezzanine offices and ancillary storage	1,120	104.05	Available
Mezzanine - 2nd floor level storage	773	71.81	Available
TOTAL	3,067	284.93	

Floor areas are approximate GIA

VIEWINGS & INFORMATION



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