LANSLEY

Business Sales and Commercial Agents Since 1890

Light Industrial, Industrial / Warehouse For Sale

£450,000 + VAT

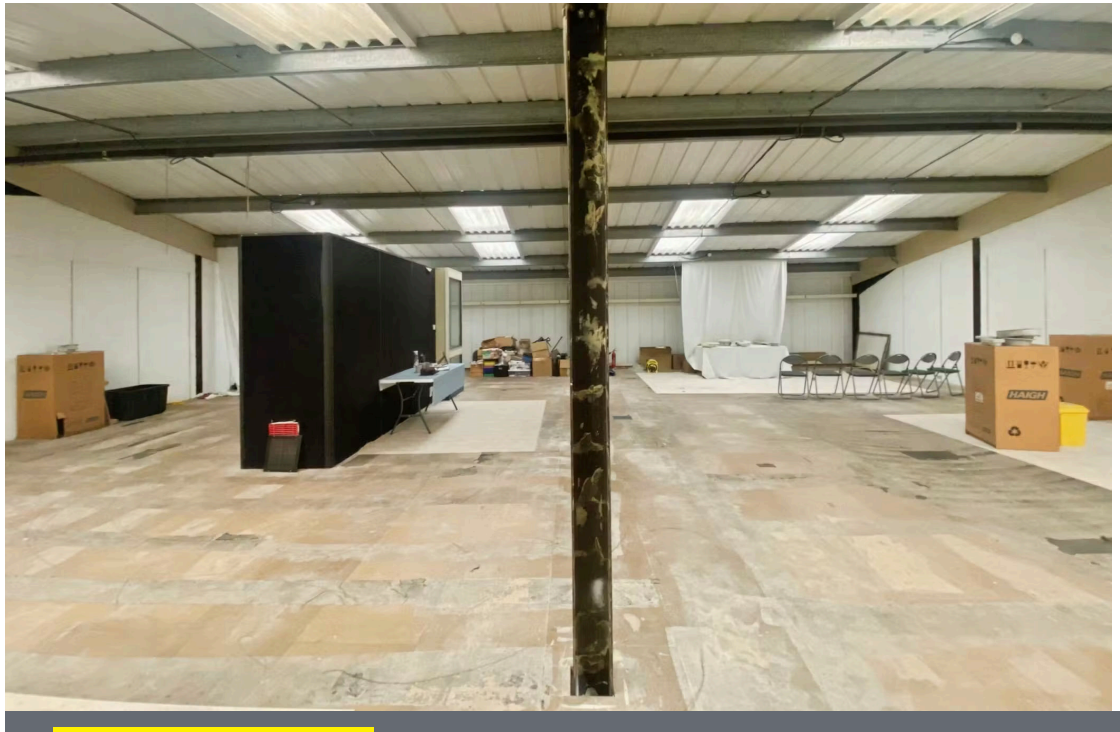
4,100 sq ft

12 Commercial Road, Reading, RG2 0QJ

Freehold light industrial unit in South Reading, close to the A33 and M4 Junction 11, with parking.

- Freehold industrial opportunity with parking for 8 vehicles
- Approximately 4,100 sq ft arranged over two levels
- Two adjoining units offering flexible occupation
- Extensive open-plan mezzanine across both units
- Two large roller-shutter loading doors
- Offices, WC and kitchenette facilities

www.lansleycommercial.co.uk/contact-us



Description

Units 5 and 6 form a self-contained commercial building within Manor Commercial Centre, a small established development of similar commercial properties arranged within an enclosed site. The units have their own forecourt area providing parking and access to the loading doors.

The building is of steel-frame construction with blockwork and profile-metal-clad elevations beneath a pitched, insulated metal-sheet roof incorporating translucent roof panels. Internally, the ground floor has a solid floor with a full mezzanine above, supported by exposed steel columns and beams. The two units are presently divided at ground-floor level but operate as one combined property.

The ground floor is divided by a partition wall, enabling the units to function separately while remaining connected. Each has its own entrance, electricity supply and manual roller-shutter loading door, approximately 10 ft 9 ins high by 10 ft 8 ins wide, together with electric security shutters to the personnel entrances. Unit 5 is mainly used for storage, while Unit 6 provides office space, a WC and basic staff facilities. The height beneath the mezzanine is approximately 8 ft 4 ins. There is no gas supply, with point-of-use water heaters serving the taps.

A staircase within Unit 6 leads to the predominantly open-plan mezzanine extending across both units. Apart from the central staircase enclosure, the space is largely uninterrupted and benefits from natural light through translucent roof panels.

Location

Manor Commercial Centre is situated on Commercial Road within an established commercial area in South Reading. Bennet Road and the A33 Reading Relief Road are nearby, providing easy access to Reading town centre and Junction 11 of the M4, approximately one mile to the south. The M4 provides direct connections towards London, Heathrow and the wider motorway network.

Summary

- Price: £450,000 + VAT
- Service charge: £250 per annum Per unit; contributes to estate land insurance, gate maintenance and administration.
- EPC: G (237)

Further information

- View details on our website

Contact & Viewings

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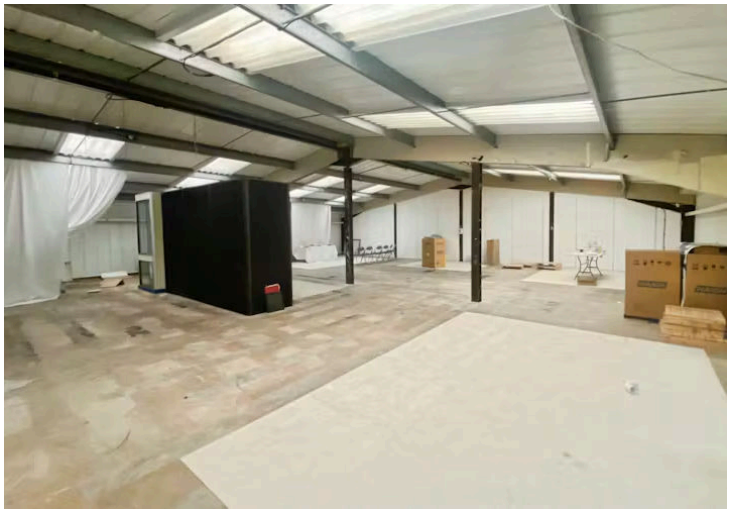
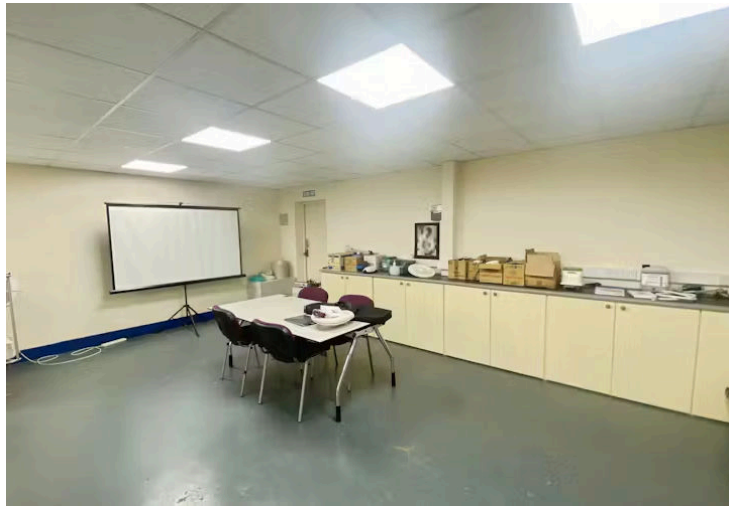
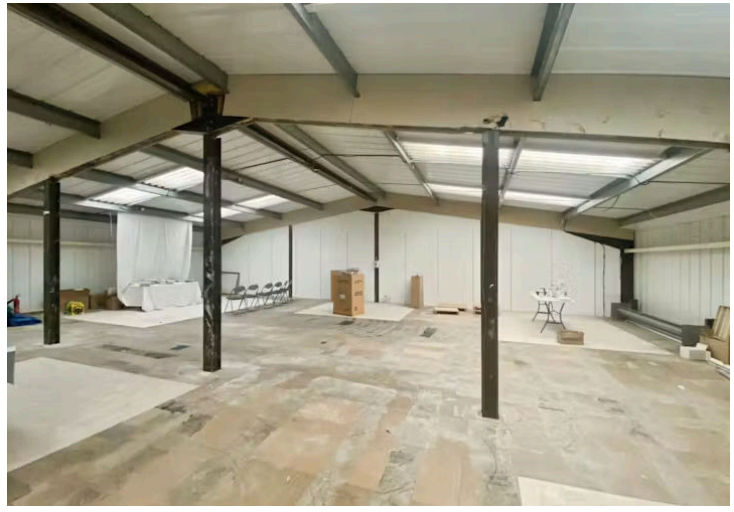
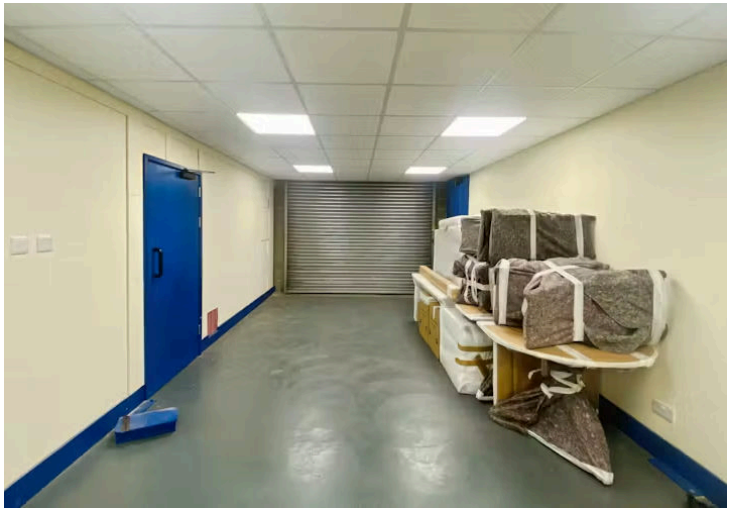
Viewings

Strictly by prior appointment through the sole agents, Lansley Commercial

These particulars are provided by the vendor and are believed to be correct, but their accuracy cannot be guaranteed. They do not form part of any offer or contract.

All descriptions, dimensions, and details are given for guidance only and should not be relied upon as statements of fact. Any intending purchaser or tenant must satisfy themselves as to their accuracy.

Unless otherwise stated, all figures quoted are exclusive of VAT.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