

# READING

35 Loverock Road, RG30 1DZ



## INDUSTRIAL / WAREHOUSE TO LET

**3,068 SQ FT**

- Suitable for MOT / Car Repair
- Flexible lease considered
- 6 Car parking spaces.
- Clear eaves height of 5.1m.
- Roller Shutter Door.
- Excellent Frontage to Portman Road.
- 3 Phase Power.
- Pitched Roof with Sky Lights.

**35 Loverock Road is a warehouse property located on Loverock Road and fronting Portman Road on the Battle Farm Industrial Area in Reading.**

**vailwilliams.com**



## Summary

Available Size	3,068 sq ft
Rent	£11.50 per sq ft
EPC Rating	D (84)

## Description

35 Loverock Road is a warehouse property located on Loverock Road and fronting Portman Road on the Battle Farm Industrial Area in Reading. The building is approximately 3068 ft.<sup>2</sup> as measured by Plowman and Craven.

The building forms part of an industrial terrace of 8 units and is of steel portal frame and brick construction. The building has a pitched roof, comprising of corrugated metal roof paneling with a good ratio of integrated skylights. The floor is of concrete slab construction and is supplied with a three-phase power input. There is a WC block and services for a kitchenette installation.

The warehouse benefits from a manually operated roller shutter loading door, the width and height are 3.34 m and 3.75 m respectively. The minimum clear eaves height is 5.1 m. 3.10. Building benefits from 6 parking spaces immediately to the front elevation.

## Location

Access to the building is via Portman Road which links to the A33 and Junction 11 of the M4 via Oxford Road. Junction 12 of the M4 is accessed via A4 Bath Road extending out towards Theale.

## Viewings

Via the Sole Agent.

## Terms

Flexible Full Repairing and Insuring Lease terms to be agreed.



**James Newton**  
07393 235709  
jnewton@vailwilliams.com

**vailwilliams.com**

Vail Williams give notice that: a. the particulars are set out as a general outline for guidance and do not constitute an offer or contract; b. all descriptions, dimensions and other details are believed to be correct, any intending purchasers, tenants parties should not rely on them as statements or representations of fact c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. Generated on 07/10/2024





