

# READING

1-3 Deacon Way, Deacon  
Way, RG30 6AZ

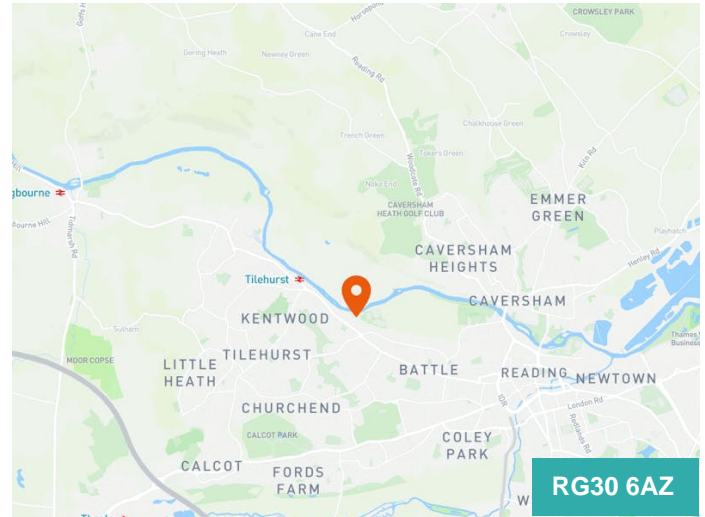


## INDUSTRIAL/LOGISTICS / INDUSTRIAL / WAREHOUSE TO LET

**26,537 SQ FT**

- Large secure yard
- Two electric loading doors
- 5.2m clear height, 7.5m to the apex
- Ancillary office and mezzanine storage
- 3-phase power

**Unit to be comprehensively refurbished**



## Summary

<b>Available Size</b>	26,537 sq ft
<b>Rent</b>	£14 per sq ft
<b>Rates Payable</b>	£4.26 per sq ft
<b>Rateable Value</b>	£221,000
<b>VAT</b>	To be confirmed
<b>Estate Charge</b>	N/A
<b>EPC Rating</b>	EPC exempt - Currently being constructed or undergoing major refurbishment

## Description

The detached unit is of steel profile clad and brick elevations under pitched roof with translucent roof panels. The height of the warehouse element of the property is 5.2m at eaves rising to 7.5m to the apex. There are two level access loading doors servicing a good sized secure yard and car park.

The property will undergo a comprehensive refurbishment to be available for occupation Q2 2024.

## Location

The property occupies an established West Reading industrial location, prominently positioned on the corner of Deacon Way and Scours Lane.

This is just north of the A329 Oxford Road, and around 2 miles to the west of Reading town centre. Junction 12 of the M4 is approx 3.5 miles away.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Warehouse	22,647	2,103.98	Available
Ancillary	1,359	126.26	Available
Mezzanine	3,022	280.75	Available
Ground - Office	2,010	186.74	Available
1st - Office	1,877	174.38	Available
<b>Total</b>	<b>30,915</b>	<b>2,872.11</b>	

## Viewings

Please contact the joint sole agents for further information or an appointment to view.

## Terms

Available to let by way of a new FRI lease.

## Legal Costs

Each party to bear their own legal costs.

## Anti-Money Laundering Regulations

To comply with AML regulations, Vail Williams LLP will undertake ID checks for all successful tenants where legislation requires us to do so.



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