



## Meadow View Court

199-215 Cardiff Road, Reading, RG1 8HT

**Modern industrial building  
prominently situated on  
Cardiff Road.**

**9,800 sq ft**  
(910.45 sq m)

- Modern industrial/ warehouse
- Min. eaves height 5m rising to 8.25m
- 4 electric loading doors (4.8m x 3.2m)
- Excellent parking provision in yard
- Prominent location
- Three phase power

# Meadow View Court, 199-215 Cardiff Road, Reading, RG1 8HT

## Summary

<b>Available Size</b>	9,800 sq ft
<b>Rent</b>	£12.50 per sq ft
<b>Rates Payable</b>	£5.44 per sq ft
<b>Rateable Value</b>	£96,000
<b>Service Charge</b>	N/A
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C (56)

## Description

The unit is a modern high-quality industrial/warehouse unit of steel portal frame construction with part brick and profile-clad elevations beneath a pitched roof. The property benefits from 4 electric loading doors and a smaller manual loading door, generous eaves height and allocated car parking. Internally, the accommodation provides good quality warehouse space with integral office areas, WC facilities, and connections to mains services. The flexible layout makes the units suitable for a range 'B8' occupiers and alternative uses will be considered (STPP). Motor trade related uses will not be considered.

## Location

Meadow View Court is prominently situated on Cardiff Road, an established commercial and industrial locations. The area is home to a range of trade counter, warehouse, and business occupiers, benefitting from excellent access into Reading town centre and the wider Thames Valley.

The estate provides convenient road links via the A329 and A33, connecting directly to Junctions 11 and 12 of the M4 motorway, offering fast access to London, Heathrow Airport, and the national motorway network. Reading Station, less than 1 mile away, offers frequent direct services to London Paddington (from 24 minutes). Local amenities are easily accessible, with both Caversham's St Martins centre and Reading town centre's shops, cafés, and restaurants close by, making the location attractive and convenient for both staff and visitors.

## Accommodation

The accommodation comprises the following areas:

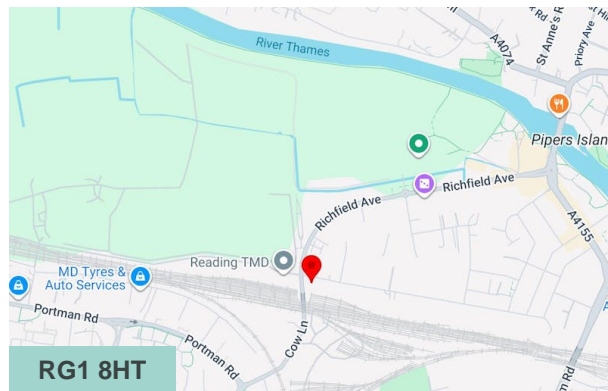
Name	sq ft	sq m	Availability
Unit - Warehouse	8,197	761.53	Available
Ground - Ground floor office	1,201	111.58	Available
1st - First floor office	402	37.35	Available
<b>Total</b>	<b>9,800</b>	<b>910.46</b>	

## Viewings

Strictly by prior appointment with the joint sole agents Hicks Baker and Haslams.

## Terms

A new Full Repairing and Insuring lease is available from the landlord on terms to be agreed.



## Viewing & Further Information



### Harry Gornall-King

01189557075 | 07738104806  
h.gornall-king@hicksbaker.co.uk



### Dominic Faires MRICS

07967 375962  
d.faires@hicksbaker.co.uk

### Alec White (Haslams Surveyors LLP)

0118 921 1515 | 07775 595174  
alecwhite@haslams.co.uk

### Tom Holwell (Haslams Surveyors LLP)

0118 921 1533  
tomholwell@haslams.co.uk