



**HASLAM'S**  
CHARTERED SURVEYORS

INDUSTRIAL / WAREHOUSE UNIT

**TO LET**



# MEADOW VIEW COURT

199-213 Cardiff Road Reading RG1 8HT

**TYPE**

**WAREHOUSE / INDUSTRIAL**

**TENURE**

**LEASEHOLD**

**SIZE**

**9,800 SQ FT**  
(910.5 SQ M)

## KEY POINTS

- > Modern industrial / warehouse
- > Clear span warehouse
- > Min. eaves height 5m
- > Four electric loading doors
- > Good parking

T: 0118 921 1515 W: [haslams.co.uk](https://www.haslams.co.uk)



## Location

The premises are located on Cardiff Road close to its junction with Richfield Avenue that leads directly to Caversham Road and the A33 Relief Road, which in turn leads to J11 of the M4. Road connections are good, with Reading town centre and central Crossrail railway station within walking distance.

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## Description

The premises comprise a modern industrial / warehouse facility, constructed in 2002, of traditional steel portal frame construction under a pitched insulated roof incorporating translucent roof panels providing excellent natural light. The external elevations comprise part brick, part profile steel cladding.

There are two-storey offices to the front of the property providing predominantly open plan accommodation. Externally there is ample on-site car parking with four spaces to the front and 18 spaces to the side.

## Amenities

### Warehouse

- Four electric loading doors 3.2m (w) x 4.8m (h)
- 5m minimum eaves height, rising to 8.25m at apex
- Power floated concrete floor
- Three phase power

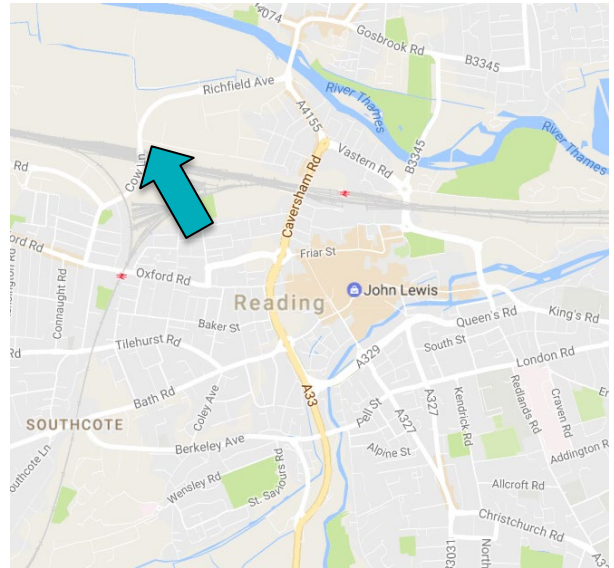
### Offices

- Suspended ceilings
- Recessed lighting
- Perimeter trunking
- Electric heating
- uPVC Double glazed windows
- Carpeting
- Fire alarm

## Accommodation

We understand the Gross Internal Areas (GIA) are as follows:

Floor	sq ft	sq m
Warehouse	8,197	761.53
Ground Floor Office	1,201	111.6
First Floor Office	402	37.4
<b>Total</b>	<b>9,800</b>	<b>910.5</b>



## Terms

Available by way of a new full repairing and insuring lease for a term to be agreed. Rent on application.

## Business Rates

The Rateable Value for the property is £96,000.

## Energy Performance Asset Rating

EPC Rating: C:56

## Legal Costs / VAT

Each party to bear their own legal costs. VAT is payable.

## Anti-Money Laundering Regulations

To comply with Anti Money Laundering regulations, Haslams Surveyors LLP undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

## Viewing & Further Information

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

Joint agent: Hicks Baker 0118 959 6144



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