

# TO LET



**Open Storage – Plot A – 63,130 sq ft / Rear Yard - 19,191 sq ft**

**Unit B1 – B3 Kenavon Drive, Forbury Park Industrial Estate Reading, RG1 3HS**



## Key Features

- Extensive securable yard areas
- 2 plots available
- 230 car parking spaces available in Plot A
- Rear yard open storage use
- Leased separately or together
- Close to Reading town centre

# Location

The sites are situated on Kenavon Drive, approximately 0.6 miles from Reading Train Station and just off the inner distribution road (IDR). The property is located to the rear of retail warehousing occupied by Argos and Decathlon.

# Description

The sites comprise of concrete open storage land surrounding units B1-B3 Kenavon Drive. Both sites can be gated and secure.

Plot A currently contains 230 car parking spaces and the rear yard is an open storage use. The sites can be let separately or together and can be used for parking or open storage uses.

# Accommodation

|              | Sq Ft         | Sq M            |
|--------------|---------------|-----------------|
| Rear Yard    | 19,191        | 1,782.90        |
| Plot A       | 63,130        | 5,865.91        |
| <b>TOTAL</b> | <b>82,321</b> | <b>7,648.41</b> |

# Terms

The sites are available to let for a minimum term of 12 months, to exclude the Landlord and Tenant Act.

Plot A: **£80,000 pax**

Rear Yard: **£30,000 pax**

# Rates

Applicants are advised to make their own enquiries via the billing authority Reading Borough Council.

# VAT

VAT is payable.

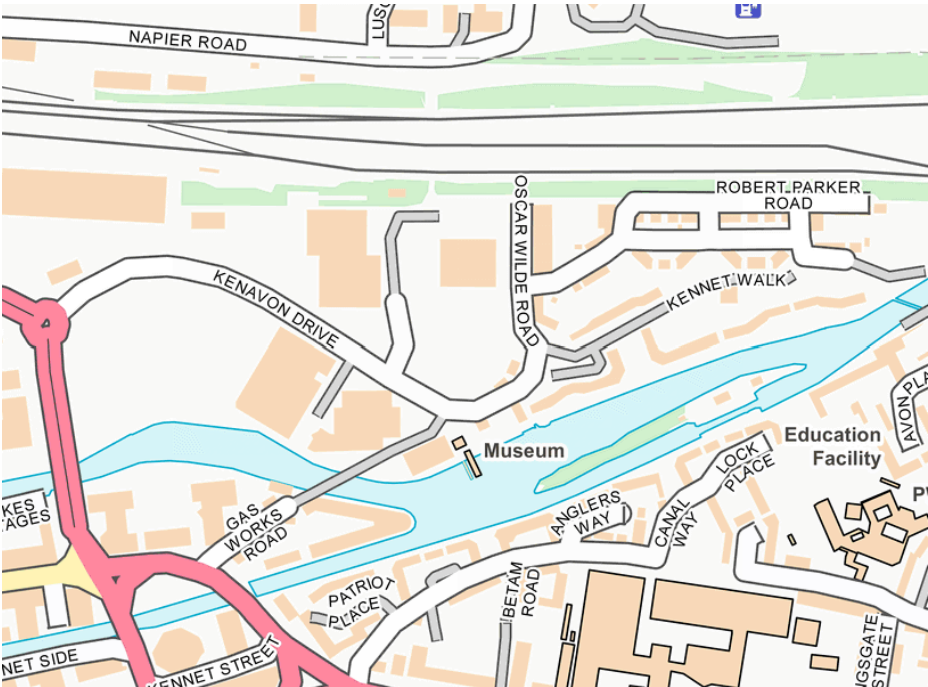
# Due Diligence

Any interested party will be required to provide the agent with information to comply with anti-money laundering legislation.

# Legal Costs

Each party to bear their own legal costs.

All areas are approximate gross internal.



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# Contact

For further information, or to arrange a viewing, please contact Knight Frank or the joint agents:



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## SUBJECT TO CONTRACT

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