

FOR SALE

FREEHOLD INDUSTRIAL UNIT



 **Unit 19 Easter Park, Benyon Road, Reading, Berkshire RG7 2PQ**

Price **£415,000**



Property Type

LIGHT INDUSTRIAL



Size

2,855 FT²



Tenure

FREEHOLD



Borough

WEST BERKSHIRE



Planning Granted

NO



Existing Use

CLASS E

Tenanted



NO

Local Train Stations



Aldermaston (2.4 miles)
Midgham (3.2 miles)
Mortimer (3.6 miles)

Local Amenities



Pamber Forest (1.9 miles)
Hillier Garden (2.4 miles)
Highclere Castle (13 miles)

VAT Applicable



NO

Rateable Value

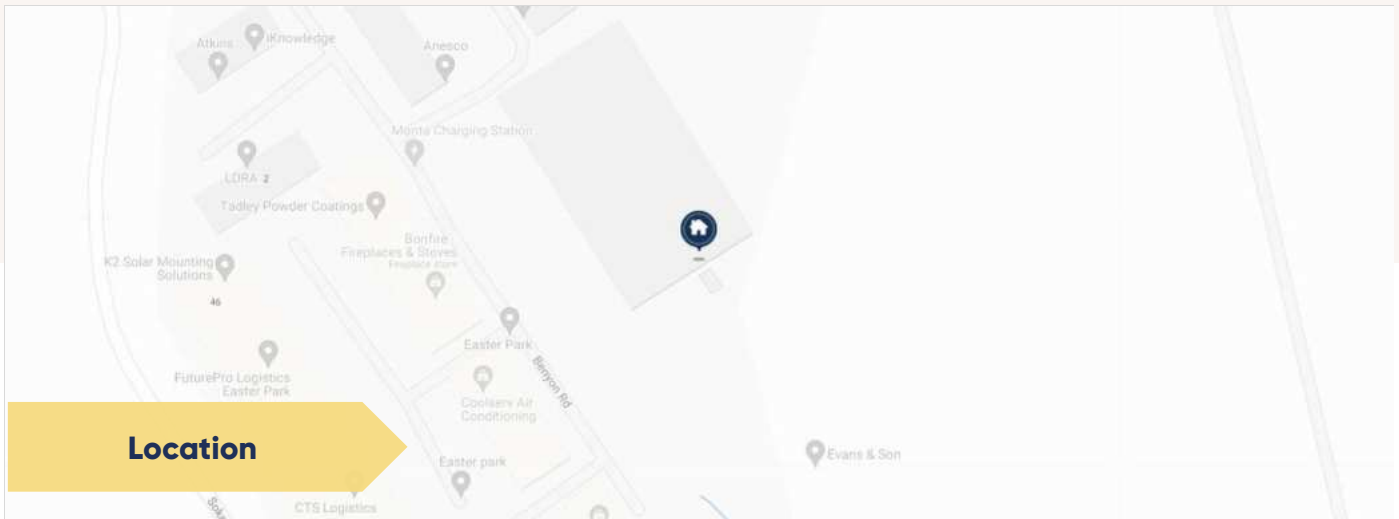


£16,750

EPC



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Additional Information

The property is a high-quality, modern mid-terrace industrial unit built with a steel frame, offering a versatile business space of 2,855 sq ft. Additionally, the property comes with 3 allocated parking bays.

Inside, it features a mezzanine floor for additional storage, as well as a WC and a partitioned office area on the ground floor. Upstairs, the property offers a well sized office with a separate storage room and open space over the mezzanine.

- Electric roller shutter door 4m wide x 4.5m high
- Pedestrian access door with security shutter
- Large full height mezzanine
- Strip LED and fluorescent tube lighting to warehouse



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