

PARKER JAMES

ESTATES

Established since 1995



Cantay House

Ardler Road Caversham RG4 5AE

- Available immediately
- Light industrial unit
- Parking
- 3.1m maximum height
- Kitchenette and WC
- Ground floor
- Warehouse or garage use
- 172 sqm
- Office or storage room
- Floor plan available

£2,296 Per Month

Cantay House

Ardler Road Caversham RG4 5AE



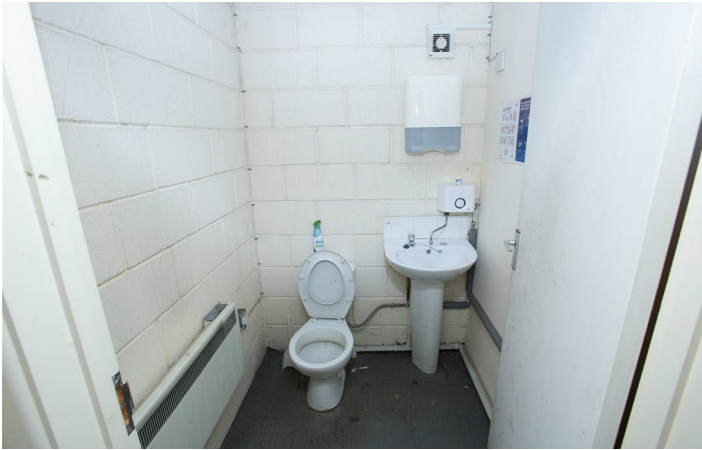
Available immediately to rent is this ground floor light industrial unit with parking on Ardler Road in Caversham which runs between South View Avenue and Gosbrook Road.

The 172 sqm steel framed property with metal clad external elevations which has a maximum height into the eaves of the building of 3.1m is accessed by a roller shutter and could be used as a garage or warehouse.

A storage or office room, kitchenette and WC complete the premises, please see the accompanying floor plan for the layout and exact dimensions of the primary space and these rooms.



[Directions](#)





Floor Plan



This floorplan is for illustrative purposes only and is not to scale. All measurements, dimensions, and layouts are approximate and may vary. While every effort has been made to ensure accuracy, no responsibility is taken for any error, omission, or misstatement. Prospective purchasers should verify all details independently.

Key:
Symbols and labels used in this floorplan are for reference only. Fixtures, fittings, and finishes shown may not be included in the sale.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

PARKER JAMES
ESTATES
Established since 1995

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC