

Mileway

1-3 Deacon Way, Reading, RG30 6AZ

READING

Deacon Way

Available To Let
Self-contained warehouse
26,706 sq ft (2,481 sq m)

To be refurbished, available Q4 2024

Deacon Way



To be refurbished



Ready for occupation Q4 2024



5.2m clear height, 7.5m to the apex



2 electric loading doors



LED lighting

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Self-contained warehouse

26,706 sq ft (2,481 sq m)

Image depicts a visual representation of a warehouse refurbished to Mileway standards. This photograph is to give potential customers a visual indication of the expected quality of the warehouse once refurbished.

The detached unit is of steel profile clad and brick elevations under pitched roof with translucent roof panels. The height of the warehouse element of the property is 5.2m at eaves rising to 7.5m to the apex. There are two level access loading doors servicing a good sized secure yard and car park.

The property will undergo a comprehensive refurbishment to be available for occupation Q4 2024.



Junction 12 of the M4 is approx 3.5 miles away



Three Phase Electricity



2 EV Charging Points



Suitable for classes B1c, B2 and B8

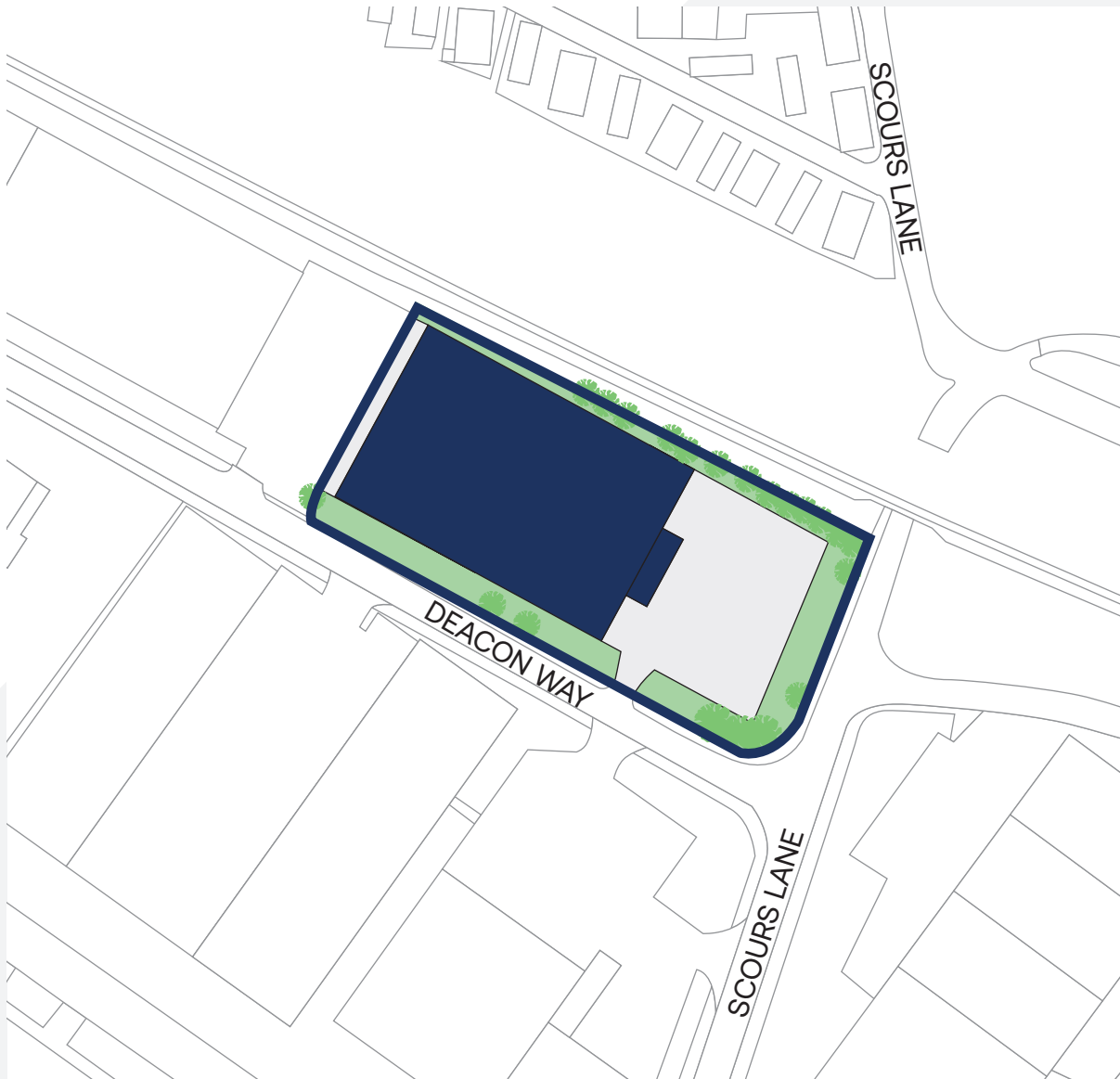


Cycle Shelters



Secure self-contained yard (35m x 85m)

Siteplan



Accommodation

Unit	Area (sq m)	Area (sq ft)
Warehouse	2,145 sq m	23,085 sq ft
Office	336 sq m	3,621 sq ft
1-3 Deacon Way	2,481 sq m	26,706 sq ft



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Terms

Available on a new full repairing and insuring lease.

EPC

Energy Performance Certificate (EPC) is available upon request.

Business Rates

Each party to be responsible for their own business rates and should make their own enquiries to verify the rates payable.

VAT

All figures quoted are exclusive of VAT at the prevailing rates.

Location

The property is situated in an established West Reading industrial location, prominently positioned on the corner of Deacon Way and Scours Lane.



By Road

North of the A329 Oxford Road, and around 2 miles to the west of Reading town centre. Junction 12 of the M4 is approximately 3.5 miles away.



By Rail

One mile from Tilehurst train station and a 9 minute drive from Reading station which offers regular services in and out of London Paddington with a 24 minute journey time.



By Bus

A 14 minute journey from central Reading via the 143 / 16 / 17 bus.



By Air

Heathrow Airport is located 27 miles to the East, with strong access via the Elizabeth Line to Reading station.



Viewing / Further Information

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