

AVAILABLE  
Q1 2024



# UNIT B5 WORTON GRANGE READING

Refurbished Warehouse /  
Production Unit  
Available To Let  
10,974 Sq Ft (1,019.5 Sq M)



Target  
EPC 'A'



Electric Loading  
Door: 5m High  
3.5m Wide



Communal  
Gated  
Yard



New LED  
Warehouse  
Lighting



Good  
Natural  
Light



Onsite Security  
(Evenings +  
Weekends)



0.5 miles  
from M4  
Junction 11



21 Car Parking  
Spaces & Car  
Charging Points



Clear  
Height  
6.6m



Indicative image

## DESCRIPTION

Unit B5 comprises a light industrial/warehouse which forms one of four terraced units, constructed from a steel framed design incorporating steel profile elevations. The unit is arranged as full height warehouse space with offices situated on the first floor and is part of an attractive, landscaped environment.

The unit is undergoing substantial refurbishment to include a new roof, new LED lighting, full redecoration, new WC's and warehouse office.



## ACCOMMODATION

	SQ FT	SQ M
Warehouse	10,076	936
First Floor Offices	898	83.5
<b>Total (GIA)</b>	<b>10,974</b>	<b>1,019.5</b>

## TERMS

Available by way of a new FRI lease direct from the Landlord on terms to be agreed.

## VIEWING

Strictly through joint sole letting agents.

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