

TO LET

**42,703 SQ FT
(3,967 SQ M)**

BLACK BOX
NETWORK SERVICES

SUPERB DETACHED OFFICE AND WAREHOUSE FACILITY

464

**BASINGSTOKE ROAD
READING RG2 0BG**





LOCATION

The building fronts Basingstoke Road in a highly visible location and less than a mile north of junction 11 of the M4 Motorway.

DESCRIPTION

A detached building constructed in 2000 on a self contained site offering extensive yardage to the rear and parking to the front. The facility includes air cooling to the offices, clear span space with 8 metre eaves and dock levellers.

FLOOR AREAS

	SQ FT	SQ M
Ground floor offices	11,380	1,057
First floor offices	10,814	1,005
Warehouse/Industrial	20,509	1,905
TOTAL (Approx Gross Internal)	42,703	3,967

RENT

On application.

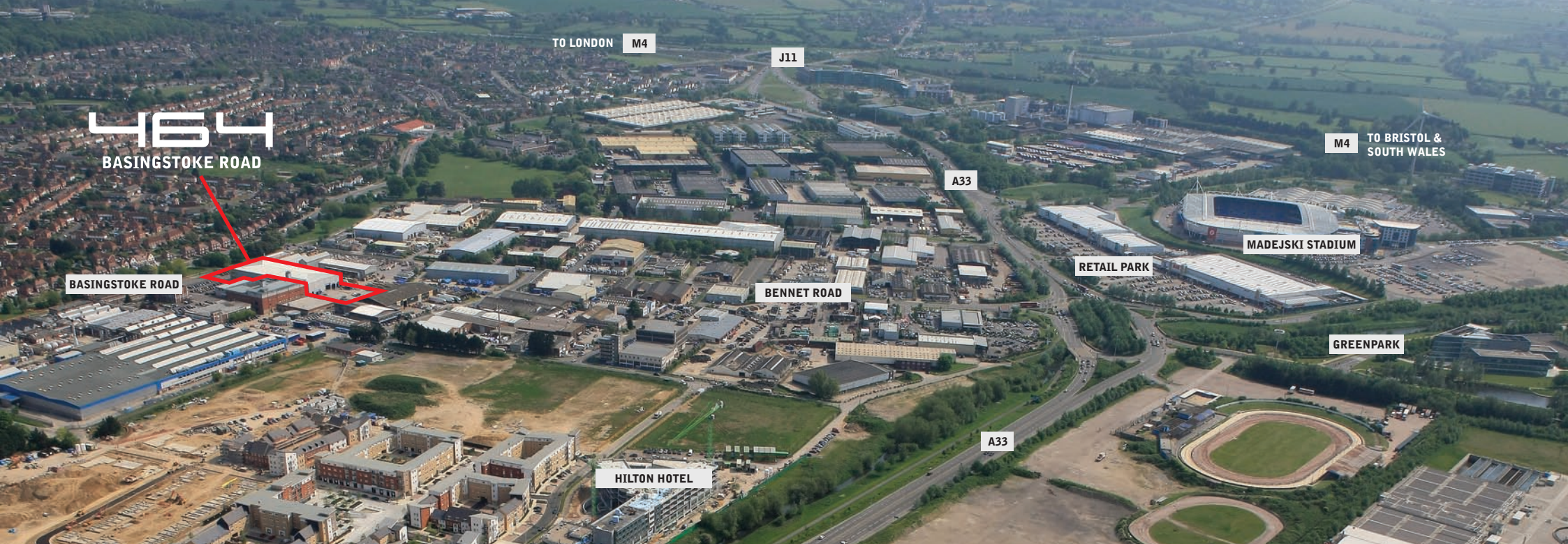
TERMS

The property is held on a 15 year FRI lease due to expire in March 2015.

EXTERNAL

The rear yard is approximately 25,000 sq ft and car parking spaces are allocated 24 to the front and 58 to the rear.





464

BASINGSTOKE ROAD

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FEATURES

OFFICES

- 8 person lift
- Raised floors with floor boxes
- Computer room with UPS
- Gas fired central heating with air cooling
- Carpeting throughout
- 4 sets of male and female WCs, plus two separate shower cubicles and disabled facilities
- Staff café/break out area
- Fitted reception area

INDUSTRIAL AREA

- 8m minimum eaves
- Clear span
- Full height loading door 5.6m x 5.4m
- Two full height loading doors with dock levellers
- Extensive yard
- Sodium lighting
- Power float concrete floor
- Gas convector heater units
- 3 phase power supply





FINANCE ACT

The terms mentioned in these particulars, and in any negotiations, are exclusive of VAT where payable.

FURTHER INFORMATION

For more information please visit the website or contact the joint agents.

www.464basingstokeroad.co.uk

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