



MODERN INDUSTRIAL UNIT

TO LET - 2,243 SQ FT (208.38 SQ M)

UNIT 17

EASTER PARK | READING | RG7 2PQ

hurstwarne.co.uk

KEY BENEFITS

- Electric loading door
- Modern Kitchenette
- Ground floor Offices
- On-site parking
- WCs
- Showroom space
- LED lighting to offices

LOCATION

Unit 17 is located on Easter Park, which fronts Reading Road (A340), providing a direct link between Reading and Basingstoke.

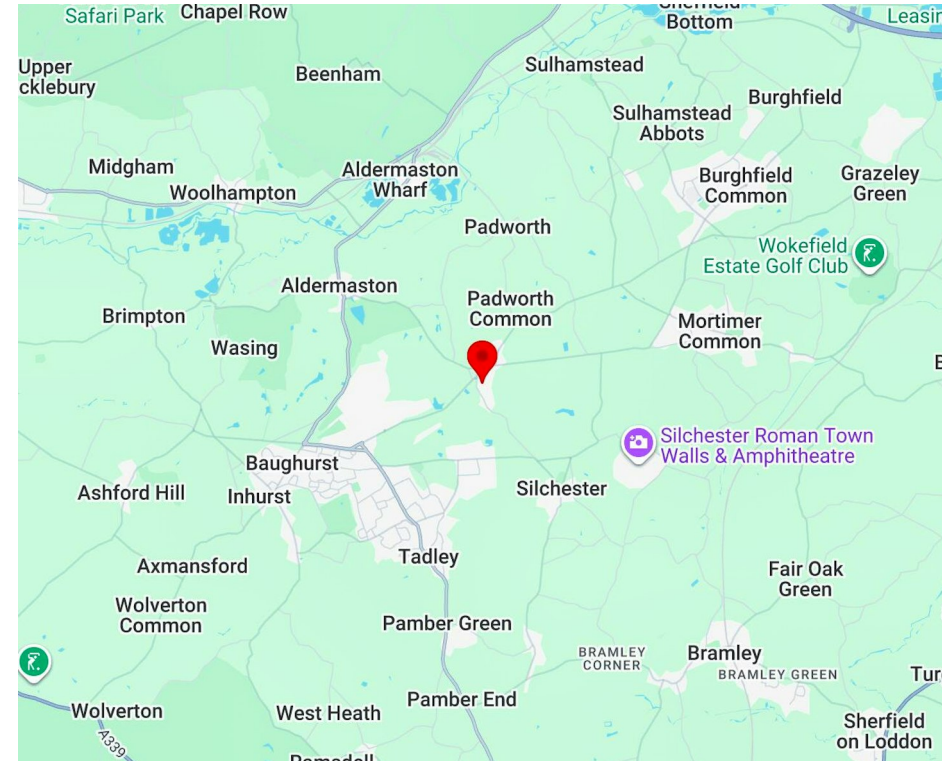
Tadley is less than 2 miles to the west of Easter Park and provides a range of local amenities, including Lidl and Sainsbury's supermarkets.

The M4 Junction 12 is approximately 6 miles to the north, with M3 Junction 6 approximately 11 miles to the south, providing excellent access to the wider motorway network.

DESCRIPTION

Unit 17 is a modern warehouse/industrial unit situated within the established Easter Park. The unit provides a combination of warehouse and office/showroom accommodation, with the ground floor offices benefiting from a kitchenette facility.

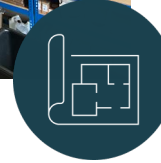
The warehouse area offers good flexibility and is accessed via an electric loading door. Externally, the unit benefits from dedicated parking to the front with additional customer parking.



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SUMMARY

- Rent: Rent on application
- Available Size: 2,243 sq ft
- Rates Payable: On application
- EPC: B (42)



ACCOMMODATION

NAME	SQ FT	SQ M	AVAILABILITY
Unit	2,243	208.38	Available
TOTAL	2,243	208.38	

VIEWINGS & INFORMATION



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