

LAST TWO
REMAINING UNITS



**READING
TRADE
CENTRE**

NEW TRADE COUNTER DEVELOPMENT 4,338 – 4,389 SQ FT

- 2 MILE DRIVE TO M4 JUNCTION 11
- 6M CLEAR EAVES HEIGHT
- NEW BUS LANE COMING SOON
- 10 MINUTE RIVER WALK INTO TOWN CENTRE

Fronting Rose Kiln Lane (A33 Relief Road)
Reading RG2 0JZ

READINGTRADECENTRE.CO.UK

DESCRIPTION

Reading Trade Centre comprises a terrace of six trade counter units with partially glazed frontages, allocated parking and designated loading bays designed specifically for the trade and roadside market.

The units are of steel portal frame construction under a pitched insulated roof with profiled metal cladding.

The planning use of the buildings is for B8 (warehousing) with ancillary trade counter use.

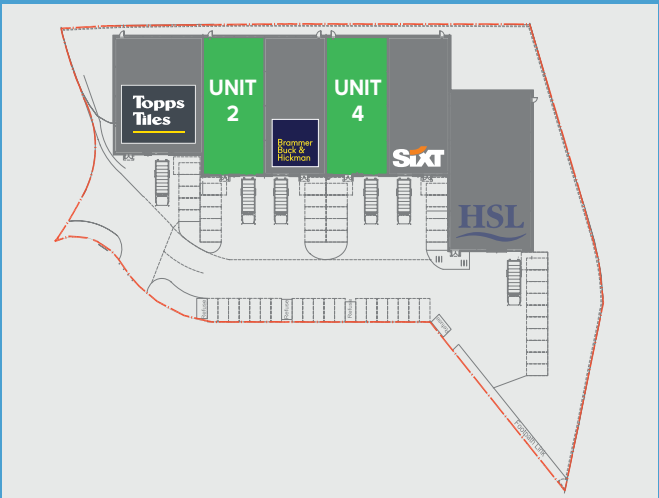
TERMS

Each unit is available on a new Full Repairing and Insuring lease, on terms to be agreed.

SPECIFICATION

- Clear span warehouse
- 6m clear height (to underside of haunch)
- Floor loading 37.5Kn / sq m
- Electrically operated loading door
- Partially glazed frontage
- Allocated parking
- Dedicated loading bay
- No first floor accommodation
- The estate has 24/7 unrestricted access
- Prominent estate totem pole
- BREAMM rating 'Very Good'

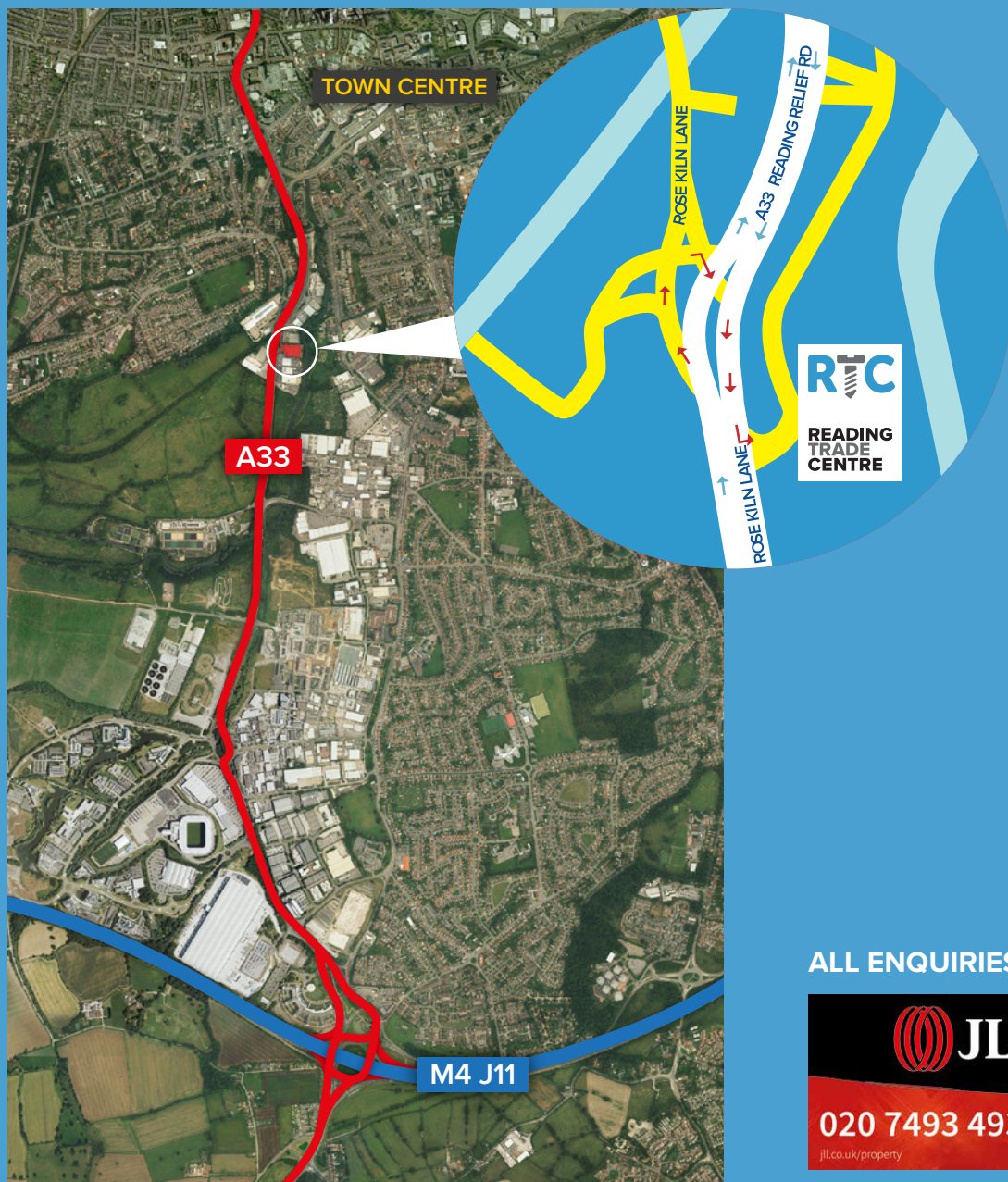




ACCOMMODATION

The units provide the following approximate gross external floor areas:

	sq ft	sq m	parking
Unit 1			Topps Tiles
Unit 2	4,338	403	6 spaces
Unit 3			Brammer T/a Rubix
Unit 4	4,389	408	6 spaces
Unit 5			Sixt
Unit 6			HSL Comfort Experts



LOCATION

Reading Trade Centre is prominently positioned on the busy A33 Reading Relief Road (Rose Kiln Lane) approximately 2 miles from both the M4, Junction 11, and Reading Town Centre.

Reading Station is located 1.3 miles to the north of the scheme.

On a prime pitch at the heart of the A33 corridor, the area has a large number of trade, car showroom, self storage and retail operators. With excellent accessibility and a high volume of passing traffic, local occupiers include Skoda, Honda, Big Yellow, Magnet, Porcelanosa, Home Bargains, Matalan and Harveys.

BY RAIL

minutes*

London (Paddington) °	25
Slough	22
Oxford	24
Heathrow Central	38
Southampton	49

* Times from Reading Station. Source: National Rail Enquiries.

° Direct Crossrail link to London opening 2022.

**62,900
HOUSEHOLDS**

**74,217
AADF* ALL
MOTOR
VEHICLES**

***ANNUAL AVERAGE
DAILY FLOW**

**POPULATION OF
155,700 PEOPLE**

ALL ENQUIRIES



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