

# FOR SALE

## FREEHOLD INDUSTRIAL UNIT



 **Unit 19 Easter Park, Benyon Road, Reading, Berkshire RG7 2PQ**

Price **£390,000**



Property Type

**LIGHT INDUSTRIAL**



Size

**2,855 FT<sup>2</sup>**



Tenure

**FREEHOLD**



Borough

**WEST BERKSHIRE**



Planning Granted

**NO**



Existing Use

**CLASS E**

### Tenanted



NO

### Local Train Stations



Aldermaston (2.4 miles)  
Midgham (3.2 miles)  
Mortimer (3.6 miles)

### Local Amenities



Pamber Forest (1.9 miles)  
Hillier Garden (2.4 miles)  
Highclere Castle (13 miles)

### VAT Applicable



NO

### Rateable Value

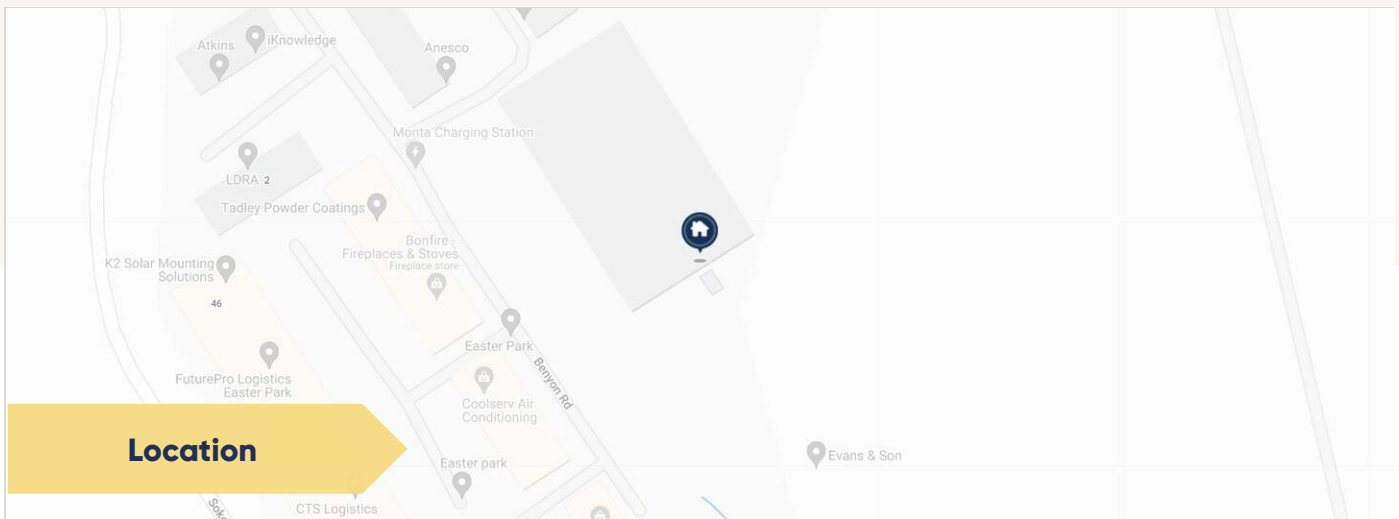


£16,750

### EPC



D



## Additional Information

The property is a high-quality, modern mid-terrace industrial unit built with a steel frame, offering a versatile business space of 2,855 sq ft. Additionally, the property comes with 3 allocated parking bays.

Inside, it features a mezzanine floor for additional storage, as well as a WC and a partitioned office area on the ground floor. Upstairs, the property offers a well sized office with a separate storage room and open space over the mezzanine.

- Electric roller shutter door 4m wide x 4.5m high.
- Pedestrian access door with security shutter.
- Large full height mezzanine.
- Strip LED and fluorescent tube lighting to warehouse.



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