Location
The subject premises occupy a prominent roadside location on the roundabout between Mill Lane and Southampton Street, adjacent to the A33 junction linking Reading town centre with the M4 to London and Bristol.

Located immediately adjacent to Premier Inn, the unit is also opposite the Oracle Shopping Centre Car Park and John Lewis Customer Collection Point. Parking is available immediately to the rear.

Demise
The property is arranged over ground floor only providing the following approximate areas:

Ground Floor: 4,769 sq ft 443.06 sq m

Tenure
A new 10 year effective FRI lease, subject to an upward only rent review in year 5. Subject to vacant possession.

Rent
Upon application.

 Rates
Rateable Value: £49,000

Interested parties are advised to make their own enquiries to Reading Borough Council on 0118 937 3787.

EPC
Available upon request.

Further Information
For further information or to arrange a viewing please contact:

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