



Albury Close
Reading, RG30 1BD

Great value warehouse space, with flexibility to combine, in a well-established Reading location.

1,087 to 13,836 sq ft
(100.99 to 1,285.41 sq m)

- Variety of accommodation, suitable for a range of business uses.
- Seven units available: Units 2, 3, 4, 7, 8, 11 and 12
- Flexible configuration: Units 2, 3 & 4 are adjoining, as are Units 7 & 8
- Allocated parking
- New roof
- Electric roller shutter doors
- Minimum eaves height: 5.2m

Albury Close, Reading, RG30 1BD

Summary

Available Size	1,087 to 13,836 sq ft
Rent	£14 per sq ft
Rates Payable	£5 per sq ft
Estate Charge	£2 per sq ft
EPC Rating	Property graded as C-E

Description

A selection of seven industrial units at Albury Close, offering an opportunity for occupiers to take individual accommodation, or make use of the adjoining configuration available within parts of the estate. Units 2, 3 and 4 form a contiguous run, while Units 7 and 8 are also adjoining. The accommodation provides practical space suitable for a variety of industrial, storage, workshop and business requirements, with the estate benefiting from a secure environment, 24-hour access and allocated parking. Additional facilities across the estate include electric roller shutters, external lighting, estate management and, where applicable, mezzanine floors, kitchens and WC facilities.

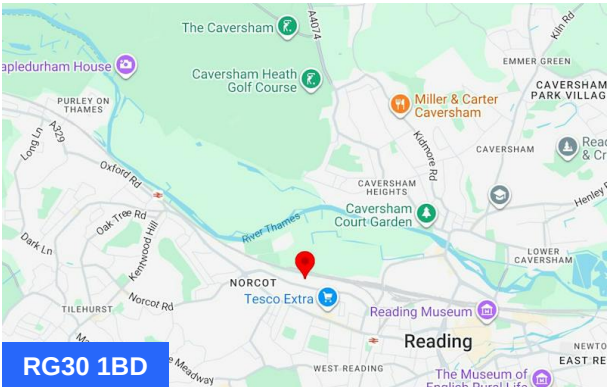
Location

Albury Close is situated within the established Battle Farm industrial area, to the west of Reading town centre. It is a well-connected location for businesses serving Reading and the wider Thames Valley. A Tesco Extra is conveniently located just a 6-minute walk or 2-minute drive from Albury Close, providing a useful range of amenities for occupiers and their staff, including a petrol station, pharmacy, Costa Coffee and Vision Express. Reading town centre is approximately 3.3 miles away, with Reading West railway station around 1 mile from the estate and Tilehurst station approximately 1.4 miles away. The M4 motorway is also readily accessible via Junction 12, approximately 4.4 miles from the property, while Caversham is around 2.5 miles away.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 12	4,786	444.63	Available
Unit - 11	2,674	248.42	Available
Unit - 8	1,265	117.52	Available
Unit - 7	1,657	153.94	Available
Unit - 4	1,280	118.92	Available
Unit - 3	1,087	100.99	Available
Unit - 2	1,087	100.99	Available
Total	13,836	1,285.41	



Viewing & Further Information



Arabella Macrae
07771 166 935
arabella@hatch-re.com



Philip Hunter
07752 140 927
philip@hatch-re.com

