



Red line indicative only



448 BASINGSTOKE ROAD

READING RG2 0LP

WAREHOUSE FOR SALE FREEHOLD
29,336 SQ FT (2,725 SQM) ON 1.09 ACRES

EXECUTIVE SUMMARY

448

Basingstoke Road

- Located on Basingstoke Road, Reading providing easy access to the A33, which in turn links with Junction 11 of the M4 and Reading town centre
- Warehouse with high quality offices and potential for alternative uses including showroom, trade and R&D (STP)
- 29,336 sq ft (2,725 sq m)
- Site area: 1.09 acres
- 72 car parking spaces
- EPC: C
- **We are seeking offers in excess of £3.5m plus VAT**



LOCATION

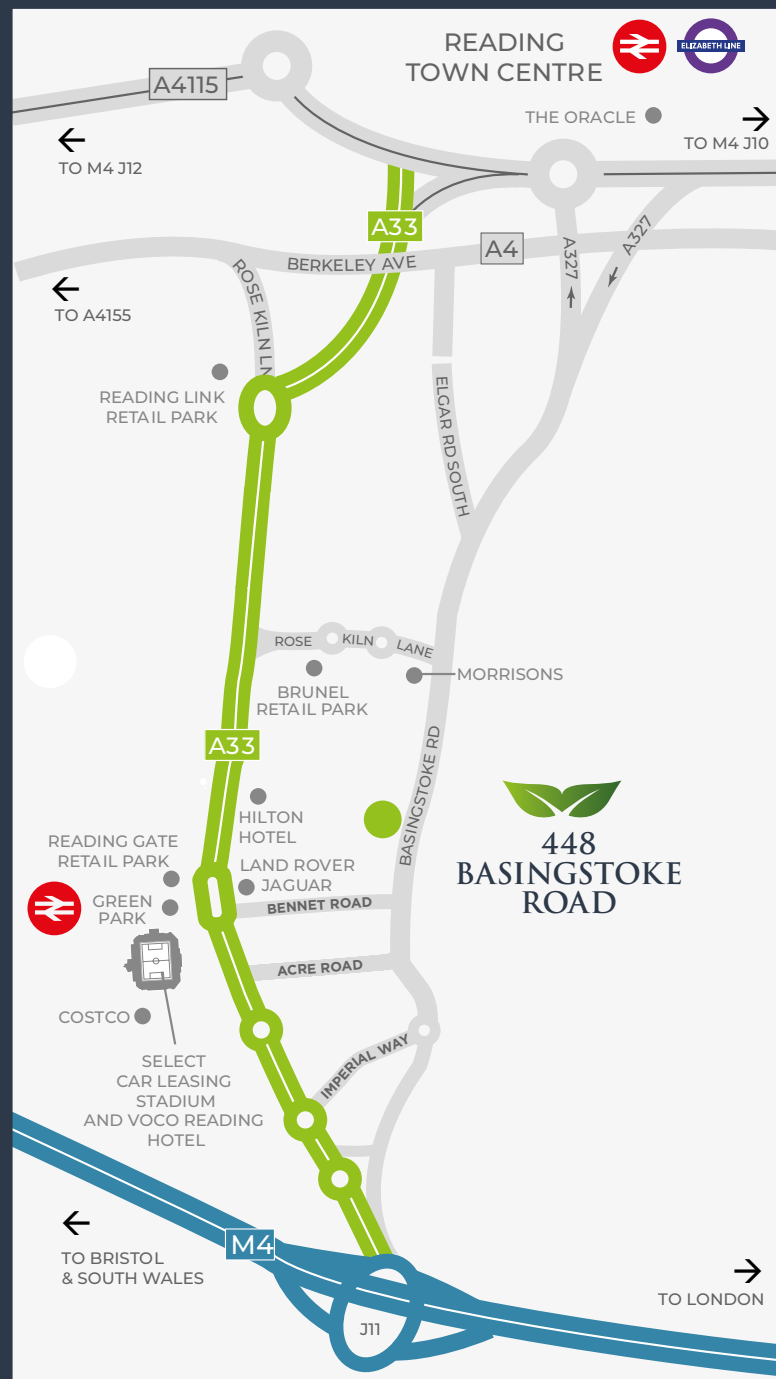
Reading is an established commercial location strategically placed at the heart of the Thames Valley, approximately 40 miles west of Central London.

448 Basingstoke Road is located approximately 2 miles to the south of Reading town centre on the B3031 Basingstoke Road and accessed from Manor Farm Road.

The surrounding area comprises light industrial, warehouse, trade counter and office along with a range of local amenities.

FEATURES

- Rarely available freehold
- Capital value only £120 psf
- Prominent corner position
- Secure site with 2 access gates
- Part let and income producing
- Full vacant possession potentially available
- Large roof top car park
- 72 car parking spaces
- Covered loading bay
- Potential for alternative uses (STP)



ROAD

Junction 11 of the M4 motorway is located 1.6 miles to the south, providing good access to Central London (40 miles east), Heathrow International Airport (26 miles east) and the national motorway network.



RAIL

Reading main line railway station is located 2 miles to the north, with a regular service to London Paddington with a journey time of approximately 30 minutes. The Elizabeth Line provides a high-frequency hybrid urban-suburban rail service to Central London and Heathrow. There are additional regular services to Basingstoke, Maidenhead, Oxford and Didcot Parkway. Green Park Station is 1.5 miles to the west.



PUBLIC TRANSPORT

Manor Park is well served by public transport with a bus service along Basingstoke Road to and from Reading town centre and railway station.

SITUATION



Green Park

voco Hotel

Select Car
Leasing Stadium



To Reading
Town Centre

Morrisons

B3031
Basingstoke Road

448
BASINGSTOKE
ROAD

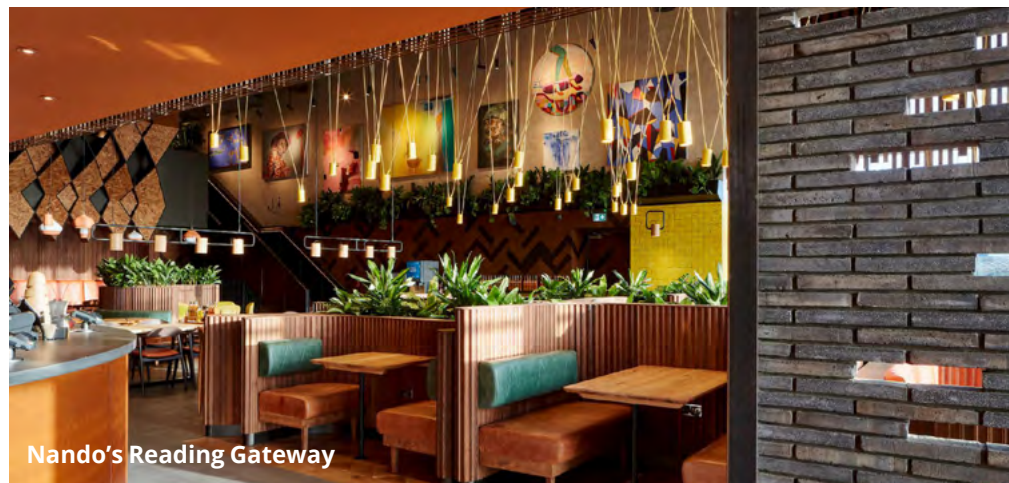
Holiday Inn

Reading Gateway

A33

M4J11

LOCAL AMENITIES

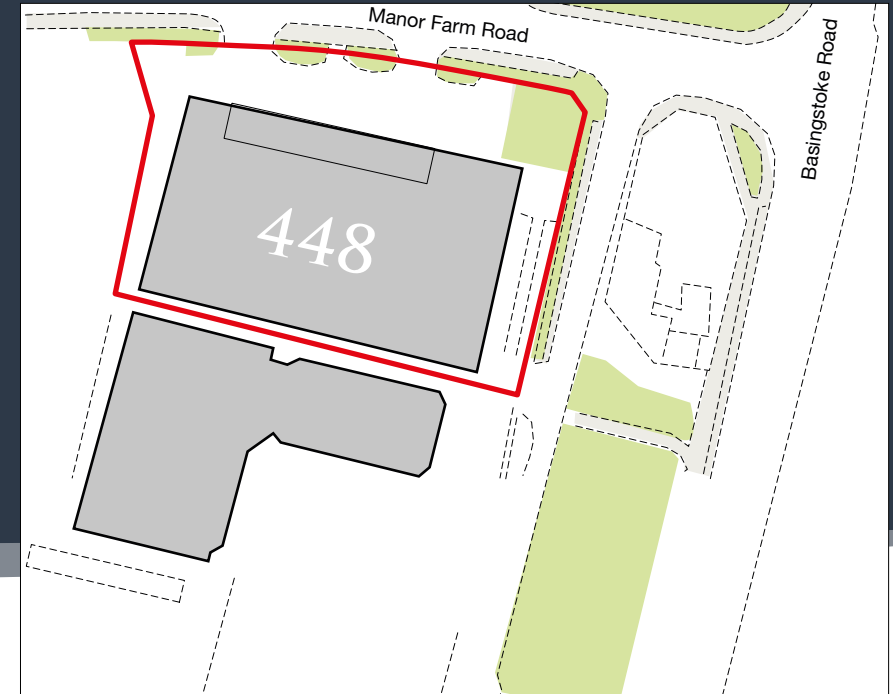
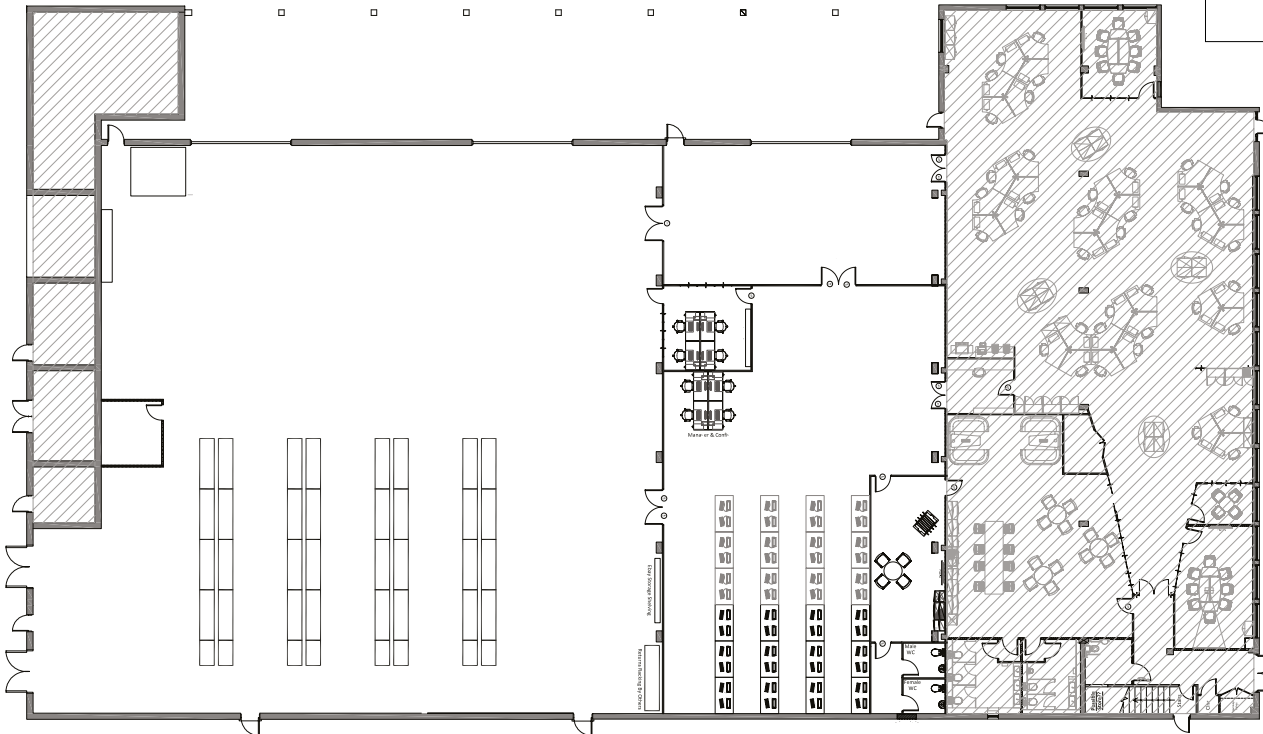


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ACCOMMODATION

Floor	Use	sq m (GIA)	sq ft (GIA)
First	Office	650	7,000
Ground	Office	623	6,703
Ground	Warehouse	1,452	15,633
Total		2,725	29,336

WAREHOUSE



Indicative plan only

AMENITIES

Warehouse:

- 4.15 metre clear height
- 3 large loading doors
- 3-phase power supply, 110kva
- Canopy loading area to warehouse

Office:

- Modern open plan space with glazed partitions
- Suspended ceiling with air-conditioning
- Impressive break out areas



1st Floor

IT Office / Store

Further Expansion Space

First Line Support (16/2)

Second Line Support (8)

Third Line Support (16/4)

Training Room

Meeting Room

Kitchen

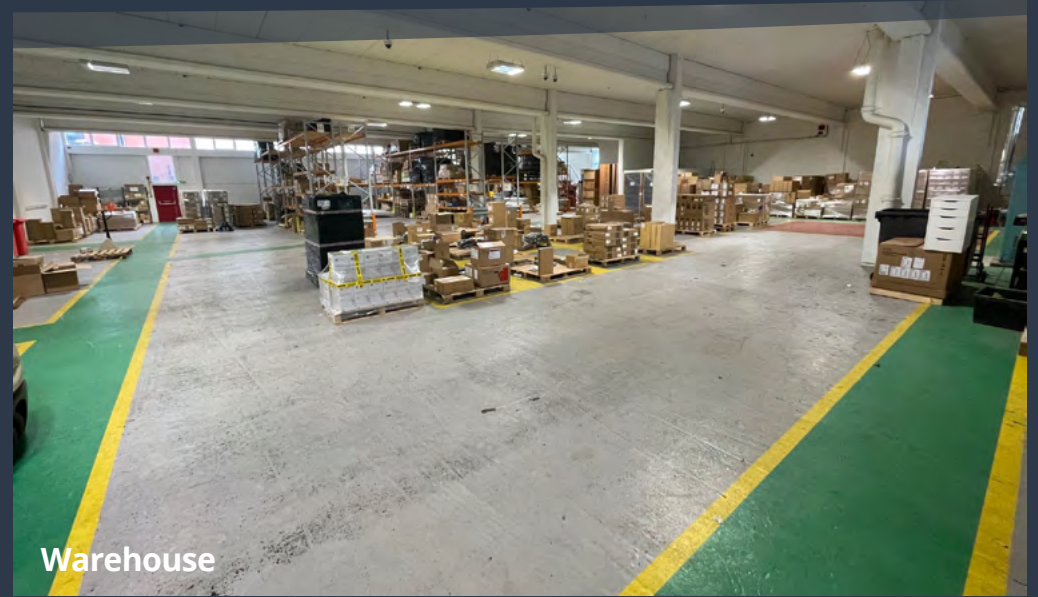
New York

7

448



Office



Warehouse



Roof top car park



Canopy loading area

TENURE AND TERMS

448 Basingstoke Road is offered for sale freehold.

The ground floor self-contained office area is let to Fiscal Technologies until 14th April 2027 and produces a rental income of £100,545 pa.

The property is being sold with the benefit of this lease and vacant possession of the warehouse and first floor office.

It may be possible to relocate Fiscal Technologies to the first floor or gain vacant possession of the whole.



Building 448	Landlord	Tenant	sq ft	Lease term	Rent review	Break clause	Lease expires	Annual rent	Rent per sq ft	Estimated rental value (psf)
Ground office	Ultima Properties Limited (Company No. 03778607)	Fiscal Technologies Limited (Company No. 04801836)	6,703	5 year lease from 15/4/22	None	14/04/2025	14/04/2027	£100,545	£15.00	£100,545 (£15.00)

PRICE

**We are seeking offers in excess of
£3.5m plus VAT**
subject to contract.

VAT

We understand the property is registered
for VAT and therefore VAT will be payable on
the purchase price unless acquired by way of
a Transfer of a Going Concern.

Misrepresentation Act 1967 – Vail Williams for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: 1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Vail Williams has any authority to make any representation or warranty whatsoever in relation to this property. Finance Act 1989 – Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. October 2024

448 BASINGSTOKE ROAD, READING RG2 0LE

CONTACTS

Please contact the joint sole agents for further information or an appointment
to view.



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