

# FOR SALE



## 67 MILFORD ROAD

Milford Road Reading RG1 8LG

TYPE	INDUSTRIAL / WAREHOUSE
TENURE	FREEHOLD
SIZE	2,814 SQ FT (261 SQ M)

### KEY POINTS

- > Vacant possession
- > Rarely available
- > 3-Phase power
- > Excellent parking
- > Modern first floor office

## Location

The premises are situated on Milford Road which is accessed from Richfield Avenue via Tessa Road and Cremyll Road located approximately half-a-mile to the northwest of Reading town centre.

Reading Crossrail train station is within walking distance with Junctions 10, 11 and 12 of the M4 each being within 5 miles providing excellent communications with London/Heathrow Airport and the national motorway network.

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## Description

A traditional mid-terrace industrial / warehouse building with full height brick elevations, under two flat roofs, the rear of which incorporates a skylight providing additional natural light to the ground floor. The light industrial/warehouse area is accessed from the rear via a roller-shutter loading door and separate pedestrian entrance.

Part of the ground floor has been converted to office accommodation by using a suspended ceiling and de-mountable partitioning and could be removed to return to industrial / warehouse.

The first-floor office can also be accessed via a separate front entrance and provides modern predominantly open plan accommodation with good natural light

## Accommodation

We understand the Gross Internal Area (GIA) is as follows:

Floor	sq ft	sq m
Ground Floor Warehouse	1,731	160.82
First Floor Office	1,083	100.59
Total	2,814	261.41

## Specification

### Warehouse

- Roller-shutter loading door
- 3-phase power supply
- Minimum eaves height of 3.22m
- Concrete floor
- Fluorescent lighting
- WC and tea point facility

### Offices

- uPVC double glazed windows
- Suspended ceilings with recessed lighting
- Carpeting
- WC & Kitchenette
- 8 parking spaces
- Entry phone and intruder alarm

## Energy Performance Asset Rating

EPC Rating: E:119

## Terms

The premises are offered for sale freehold with vacant possession.

## Legal Costs / VAT

Each party to bear their own legal costs.  
Prices are quoted exclusive of VAT.

## Business Rates (2023/2024)

The Rateable Value for the property is £27,000.

## Anti-Money Laundering Regulations

To comply with Anti Money Laundering regulations, Haslams Surveyors LLP undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

## Viewing & Further Information

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



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