/INDURENT

Industrial

UNIT 2 | ELGAR INDUSTRIAL ESTATE

Preston Road, Reading, RG2 0BE

UNIT 2 | 11,317 SQ FT

Industrial Unit with Office Space

Unit 2 offers high-quality industrial accommodation in a well-connected Reading location, ideal for businesses seeking practical, accessible and versatile premises.
The unit benefits from self-contained office space, providing a convenient working environment alongside the industrial accommodation. Operational access is supported by two roller shutter doors, while excellent on-site parking provides added convenience for staff and visitors. The unit also benefits from three-phase power, supporting a range of industrial and commercial operations.
Elgar Industrial Estate is situated on Preston Road, just off Elgar Road South and accessed via Basingstoke Road. The location combines easy access to Reading town centre with strong regional and national transport connections, making it well suited to occupiers requiring efficient links across the Thames Valley and beyond.
Junction 11 of the M4 is approximately 1.5 miles away, providing direct access towards London, Heathrow Airport and the wider motorway network. Heathrow Airport is approximately 29 miles away, while Reading railway station is around 2.5 miles from the estate, offering excellent onward rail connections.
With strong transport links, generous parking, dedicated office accommodation and practical loading access, Unit 2 represents an excellent opportunity for businesses looking for well-located industrial space in Reading.



Lease Type	New

Unit Summary

- Roller Shutter Door
- Office Accommodation
- 3 Phase Power
- Close to Transport
- Car Parking
- Premier Industrial Location

	Per Annum	Per Sq Ft
Rent	£138,633.00	£12.25
Rates	£51,840.00	£4.58
Service Charge	£8,532.85	£0.75
Insurance	£2,264.00	£0.20
Total Cost	£203,261.81	£17.96

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief or read our rates blog.

For more info please visit: unit.info/U4P0400306

+44(0) 808 169 7554

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Location

The premises are located on Preston Road, off Elgar Road South, accessed via Basingstoke Road. Junction 11 of the M4 is approximately 1½ miles to the south providing excellent communications with London, Heathrow Airport and the national motorway network.

Road
Junction 11 (M4): 1.5 miles

Airport
Heathrow: 29 miles

Rail
Reading Train Station: 2.5 miles

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	E (114)

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enquiries@indurent.com
+44(0) 808 169 7554

www.indurent.com

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Key Contact



Alfie Brown
Asset Manager

"Alfie is an Asset Manager based in the South."

+44(0) 808 169 7554