

Industrial

UNIT 3 | NIMROD INDUSTRIAL ESTATE

Nimrod Way, Reading, RG2 0EB

UNIT 3 | 4,907 SQ FT

Industrial Unit with office

Unit 3 is 4,907 sq ft and will be a newly refurbished space in an extensive, urban industrial and trade counter estate. Along with electric roller shutter doors and an eaves height of 6.1m, the unit also benefits from a large surplus car park to the rear of the estate. All units are of steel portal frame construction with part brick, part profiled metal sheet cladding to the elevations and roofs. The A33 dual carriageway is an established industrial and trade corridor, providing the main arterial route linking Reading town centre and the M4 motorway. The area's excellent connectivity and access to a densely populated local catchment has attracted a strong occupier base including DHL, Amazon, Tesco, Travis Perkins, Howdens and Toolstation.

Lease Type

New



Unit Summary

- ☒ 24 Hour Access
- ☒ Office Accommodation
- ☒ Premier Industrial Location
- ☒ Close to Transport
- ☒ WC Facilities
- ☒ Car Parking

Occupational Costs

	Per Annum	Per Sq Ft
Rent	£77,100.00	£15.71
Rates	£22,704.50	£4.63
Service Charge	£5,348.10	£1.09
Insurance	£982.00	£0.20
Total Cost	£108,587.85	£22.13

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.

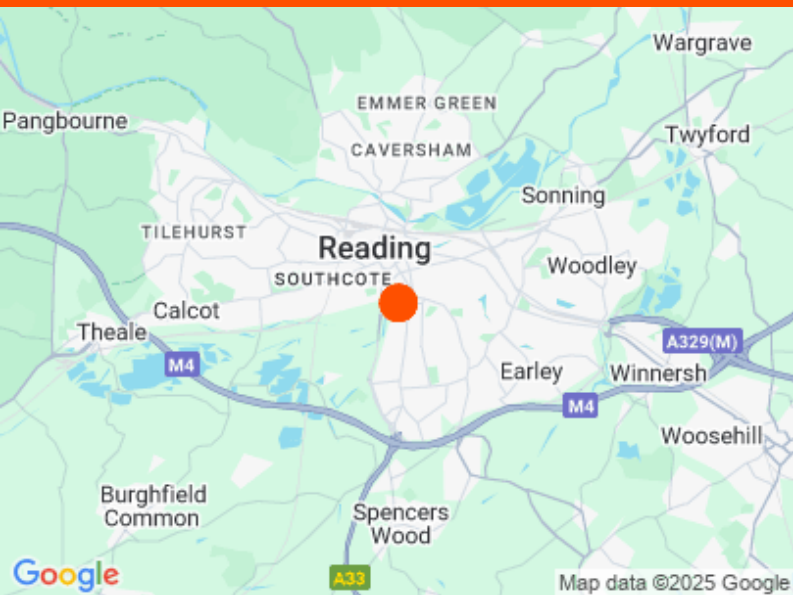
→ For more info please visit: unit.info/U4P0800074

+44(0) 808 169 7554

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Location

Nimrod Industrial Estate is situated on the eastern side of Elgar Road South, providing easy access to the A33 dual carriageway 1 mile to the south, as well as being positioned only 1.5 miles south of Reading town centre.



Road
M4 J11: 2.5 miles



Airport
Heathrow: 29 miles



Rail
Reading: 1.5 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	D (98)



enquiries@indurent.com

+44(0) 808 169 7554

www.indurent.com

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Key Contact



Alex Crowther

Customer Engagement Manager

"Alex joined Indurent in 2022 and is our Customer Engagement Manager for our properties in Wales and the South. Please drop Alex a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of indurent.com."



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