

Industrial

Images coming soon

# UNIT 8 | NIMROD INDUSTRIAL ESTATE

Nimrod Way, Reading, RG2 0EB

## UNIT 8 | 7,160 SQ FT

Unit 8 is 7,160 sq ft of newly refurbished space in an extensive, urban industrial and trade counter estate.

Unit 8 is 7,160 sq ft of 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

Images coming soon

### ✓ Unit Summary

- Refurbished Unit
- Ideal Trade Counter Units
- Well Maintained Estate
- Electric Roller Shutter Door
- Eaves height of 6.1m
- Car Parking

### £ Occupational Costs

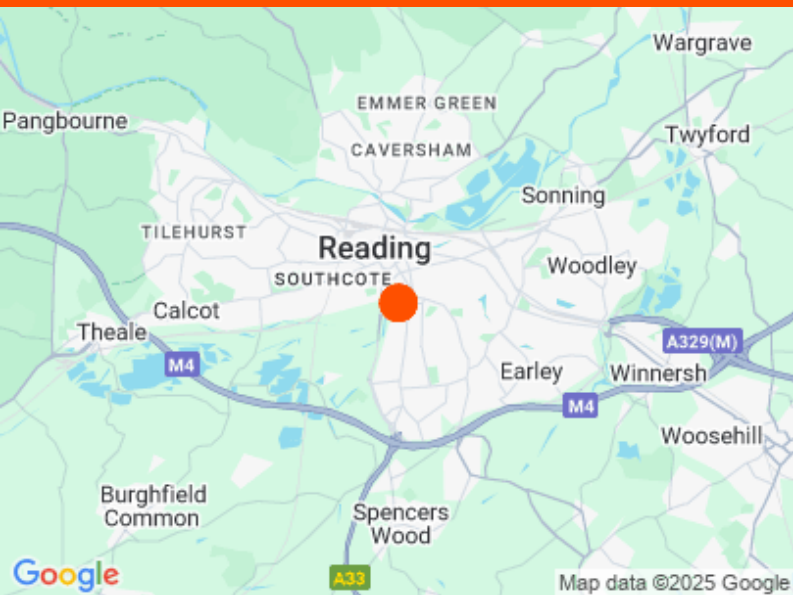
	Per Annum	Per Sq Ft
Rent	£108,645.70	£15.17
Rates	£34,048.00	£4.76
Maintenance Charge	£11,300.00	£1.58
Insurance	£1,425.00	£0.20
Total Cost	£155,418.70	£21.71

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://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.

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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	E (106)

### Key Contact



**Claire Moffat**

Asset Manager

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



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