



Images coming soon

Industrial

UNIT B7 | ACCESS 12

Station Road, Theale, RG7 4PN

UNIT B7 | 1,135 SQ FT

Industrial Unit

Strategically positioned just 1 mile from the M4, Unit B7 is a modern, mid-terrace industrial and warehouse unit, offering unmatched connectivity and premium features for businesses. Unit B7 measures 1,142 sq ft and boasts standout features, including solar panels, a clear internal height of 6.8 meters, and 10% roof lighting. The unit benefits from three-phase power, an electric roller shutter door, three allocated parking spaces, and a security barrier at the entrance to the estate.

Access 12 is situated just off junction 12 of the M4. The estate lies on Station Road to the south of the motorway junction and is accessed and bounded by the A4. The A4 connects Reading with Newbury and joins the M4 (1 mile) to the east, providing easy access to Reading (5 miles) and London (45 miles). Theale train station and Theale High Street are just a 5-minute walk away. Theale Train Station links London Paddington and the West Country. Theale High Street has a range of local shops, pubs, restaurants, and banks. Just to the north of Junction 12 is a large retail park which includes a Sainsbury's and Boots.

Lease Type

New

Images coming soon

Unit Summary

- 3 Phase Power
- Roof Lights
- Dedicated Car Parking
- Premier Industrial Location
- Roller Shutter Door
- Flexible Space

Occupational Costs

	Per Annum	Per Sq Ft
Rent	£19,579.00	£17.25
Rates	£11,601.75	£10.22
Maintenance Charge	£2,550.00	£2.25
Insurance	£230.00	£0.20
Total Cost	£33,960.75	£29.92

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.

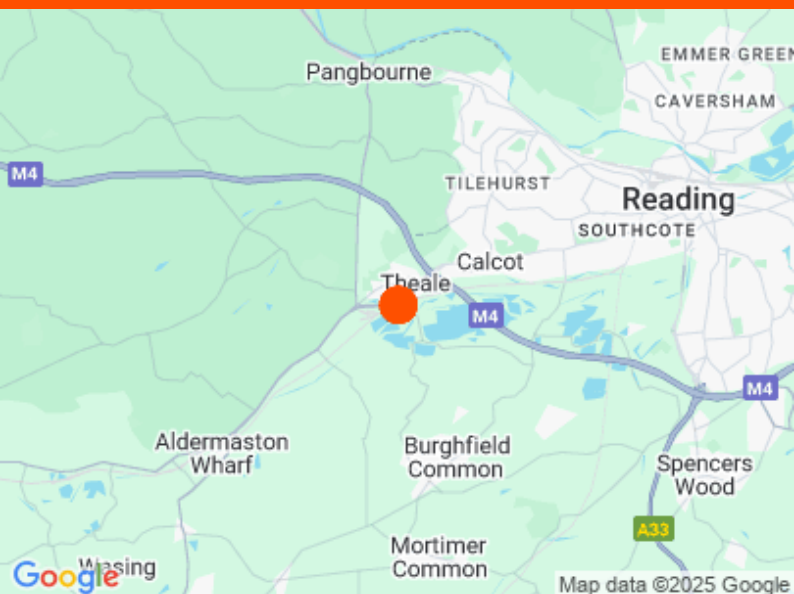
For more info please visit: unit.info/U4P0800059

+44(0) 808 169 7554

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Location

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Road
M4 J12: 1 mile



Airport
London Heathrow: 32 miles



Rail
Theale Railway Station: 0.2 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	B (34)



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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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