

# Multiparc Woodley

Headley Road East, Woodley, Reading, RG5 4SB

# TO LET

**UNDER OFFER**  
4,210 sq.ft (391 sq.m)

Brand New Trade Warehouse/Light Industrial Unit

- Approximately 5 minute drive from M4 Junction 10
- Nearby occupiers include:



**UNIT 6 LET TO:**

**TP** Travis Perkins

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## Brand New Trade Warehouse/Light Industrial Unit

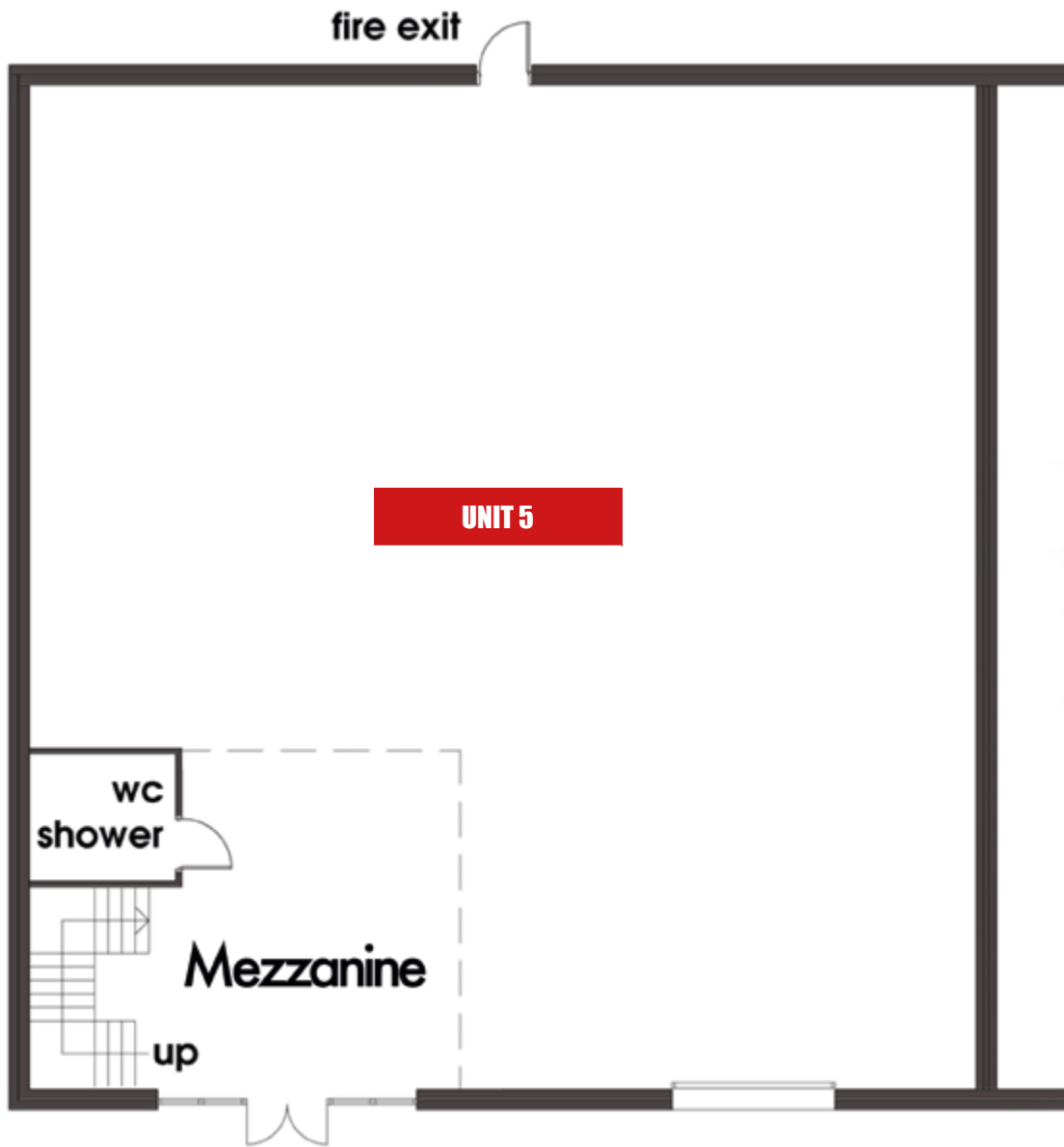
### DESCRIPTION

- Eaves height of 5.85m
- Power floated concrete floor with 35kn/m<sup>2</sup> loading
- Block work and insulated vertical sheeting walls
- Insulated profiled steel cladded roof with roof lights
- Low bay metal halide lighting
- Electric roller shutter door  
14.8ft (4.5m) high by 12.5ft (3.8m) wide
- PV panels
- WCs and showers

### Parking - Units 1-5

- 8 car parking spaces per unit
- 1 loading bay per unit
- 1 EV charging point per unit

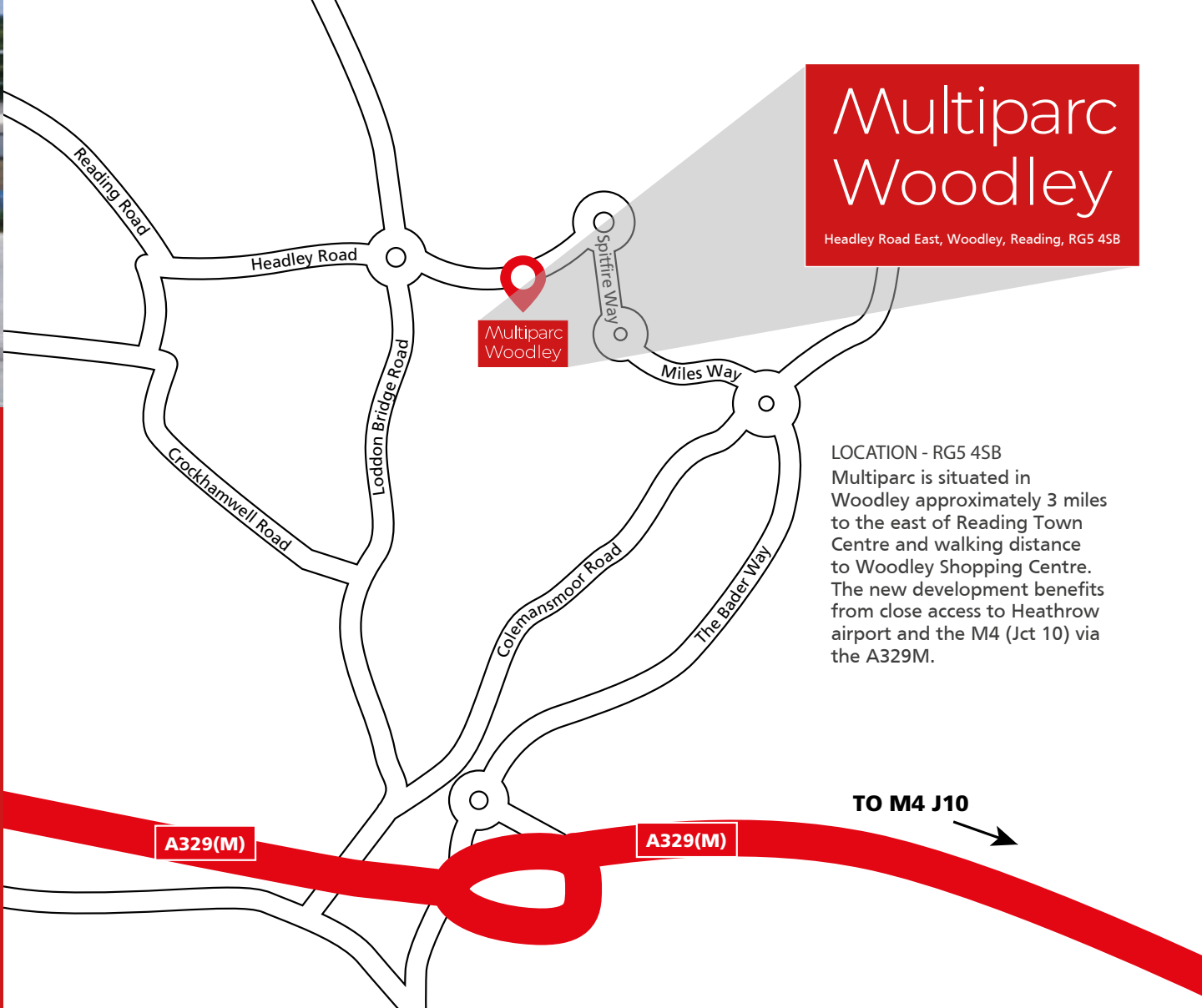




UNIT 5	sq.ft	sq.m
Warehouse	3,695	
Mezzanine		391
TOTAL	4,086	391

**UNDER OFFER**

mezzanines can be converted to offices



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**LOCATION - RG5 4SB**  
Multiparc is situated in Woodley approximately 3 miles to the east of Reading Town Centre and walking distance to Woodley Shopping Centre. The new development benefits from close access to Heathrow airport and the M4 (Jct 10) via the A329M.

## RENT & RATES

Rents and rates on application.

## SERVICE CHARGE

A service charge will be levied for the provision of a security service and maintenance of estate roads, landscaping and common areas.

## INSURANCE

The Landlord will insure the premises the premiums to be recovered from the tenant.

## PLANNING

The properties are considered suitable for B1, B2 or B8 use. All interested parties are to make their own specific enquiries directly with the Local Planning Authority as to their intended use.

## REFERENCES & LEGAL COSTS

The granting of a lease will be subject to satisfactory references and accounts, with each party bearing their own legal costs.

## EPC

The properties are EPC 'A' rated. Further information on request.

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SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website <https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>. LCP's privacy notices that apply to its use of your personal information are at [www.lcpgroup.co.uk/policies](http://www.lcpgroup.co.uk/policies). The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at [www.lcproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf](http://www.lcproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf).



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