



ROBERT CORT ESTATE

TO LET

INDUSTRIAL / WAREHOUSE / TRADE UNITS
500 sq ft / 3,100 sq ft / 13,800 sq ft with yard

BRITTEN ROAD READING RG2 0AU

robertcortproperties.co.uk



LOCATION

Robert Cort Estate is located off Elgar Road South, accessed via Basingstoke Road.

It is approximately 1 mile south of Reading town centre and the newly expanded and modernised station which provides regular high speed services to London.

Junction 11 / M4 is approximately 2.5 miles to the south, providing excellent communications with London, Heathrow Airport and the national motorway network.

DESCRIPTION

Robert Cort Estate offers modern industrial / warehouse / trade counter units of steel portal frame construction with both allocated and overflow parking.

The estate provides small self-contained starter units, as well as medium and larger units, providing an occupier the potential to expand without having to relocate, subject to availability. The larger units have office areas accessed via a separate entrance.

FEATURES

WAREHOUSES

- Translucent roof panels providing good natural light
- 3.4m min eaves height in 500 sq ft units
- 5.4m min eaves height in 3,100 sq ft units
- 6.0m clear height in unit 58/60
- Large loading doors
- Concrete floors
- 3-phase power supply

OFFICES (3,100 SQ FT UNITS AND UNITS 58/60)

- Office areas are accessed via separate entrance
- Suspended ceiling
- Cat 2 lighting
- Heated
- Carpeting and WCs
- Good natural light

ESTATE

- Café
- Demised on-site parking and communal parking
- CCTV
- Security patrols



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 3,100 sq ft units
 13,800 sq ft with yard



TERMS

The units are available, either separately or in combination, by way of new fully repairing and insuring leases on terms by arrangement

AVAILABILITY

Please see enclosed availability and EPC schedule.

COSTS

Each party is responsible for their own legal and professional costs with the incoming tenant responsible for any abortive legal costs.

PLANNING

Interested parties are advised to satisfy themselves regarding the permitted planning use.

SERVICES / HEALTH & SAFETY

We have not tested the services. Interested parties are advised to make their own enquiries and satisfy themselves concerning all health and safety issues.



READING TOWN CENTRE



BRITTEN RD
ELGAR ROAD SOUTH

ROSE KILN LANE

A33

A33

TO SWINDON

M4

J11

TO LONDON

COMMUNICATIONS

Reading offers excellent connectivity with three M4 motorway junctions, the new Reading Railway Station, RailAir bus service and ReadyBike bike hire scheme.

ROAD

M4 J11	2.5 miles
M25	24 miles
Oxford	30 miles
Slough & Windsor	22 miles
Central London	40 miles
Bristol	55 miles

RAIL

London Paddington	26 minutes
Bristol	75 minutes
Birmingham	97 minutes

AIR

Heathrow	28 miles
Gatwick	55 miles

CONTACT



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