

Reading

Unit 1 Mill Lane

Class E Opportunity – with Car Parking



Location

The subject premises occupy a prominent roadside location on the roundabout between Mill Lane and Southampton Street, adjacent to the A33 junction linking Reading town centre with the M4 to London and Bristol.

Located immediately adjacent to **Premier Inn**, the unit is also opposite the **Oracle Shopping Centre Car Park** and **John Lewis Customer Collection Point**.

Demise

The property is arranged over ground floor only, comprising the following approximate net internal floor areas:

Ground Floor **4,735 sq ft** **440 sq m**

The property benefits from parking immediately to the rear.

Tenure

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed, subject to 5 yearly upwards only rent reviews.

Rent

Upon Application

Rates

Rateable Value	£40,500
Rates Payable	£20,209.50 p.a.

Interested parties are advised to make their own enquiries to Reading Borough Council on 0118 937 3787.

EPC

Available upon request.

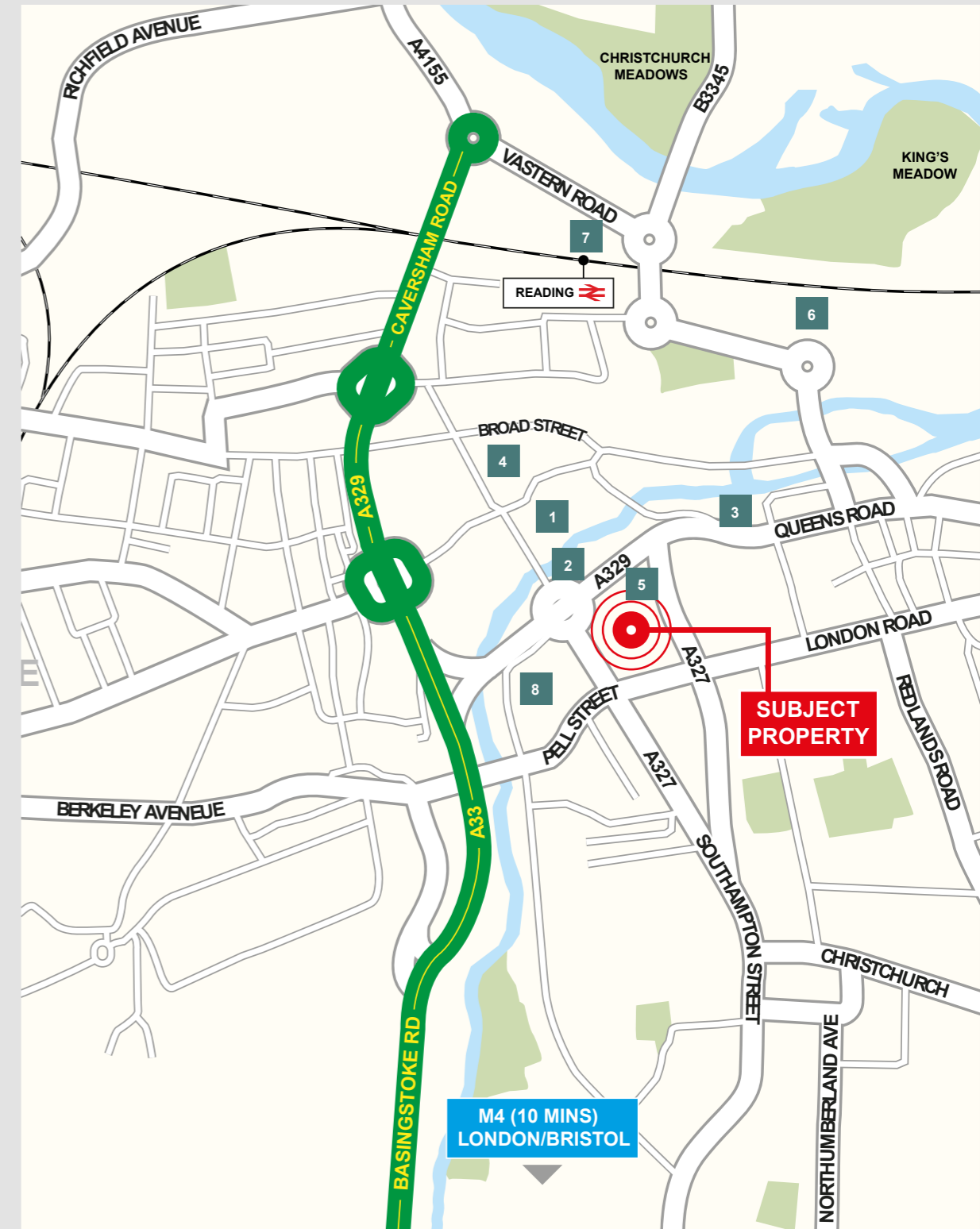
For further information or to arrange a viewing please contact:

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KEY

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|---|------------------------------|---|---------------------------------|
| 1 | ORACLE SHOPPING CENTRE | 5 | JOHN LEWIS CUSTOMER COLLECTIONS |
| 2 | ORACLE CAR PARK | 6 | FORBURY RETAIL PARK |
| 3 | ORACLE RIVERSIDE RESTAURANTS | 7 | CROSSRAIL |
| 4 | BROAD STREET | 8 | THE ANCHORAGE OFFICES |