

# To let

## Space for business

DETACHED INDUSTRIAL UNIT WITH OFFICE SPACE,  
CAR PARKING AND A SECURE YARD

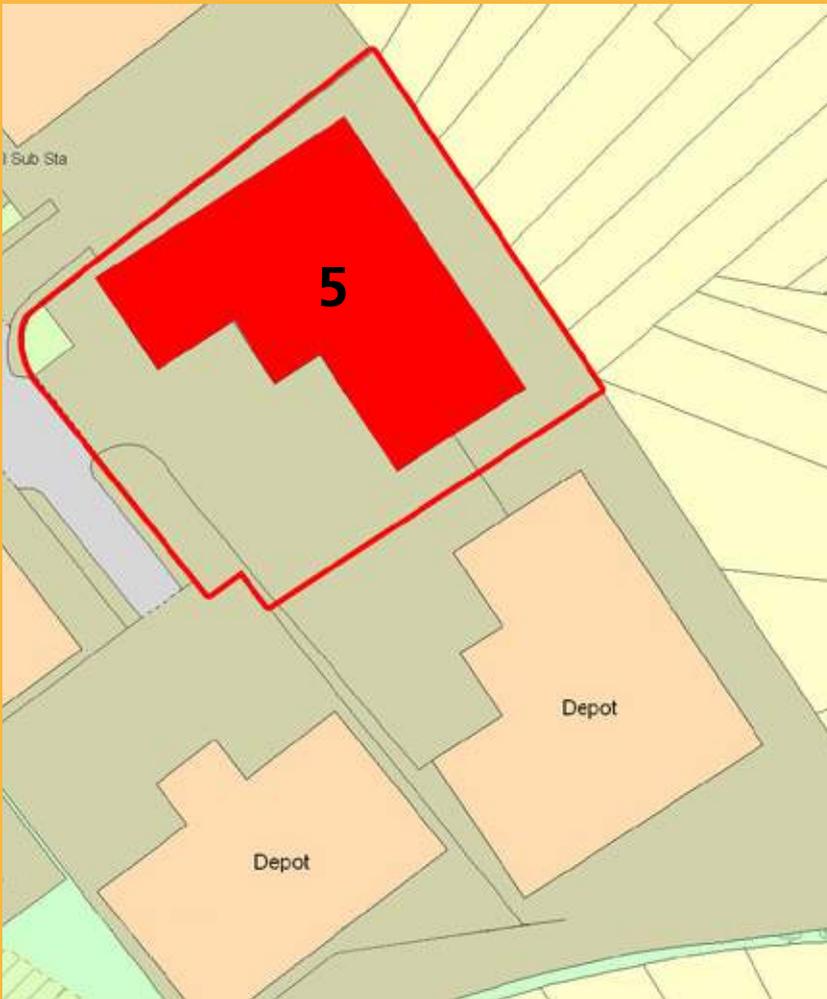
11,000 sq ft (1,020 sq m)



**Unit 5 Marcus Close,  
Tilehurst, Reading,  
Berkshire, RG30 4EA**

 **020 8986 7221**  
**pallmallestates.co.uk**

High value, low cost, flexible business space to let throughout the UK



## Description

Unit 5, Marcus Close in Tilehurst, Reading, offers a detached warehouse unit with two offices and a secure yard. The warehouse is of portal frame construction with brick elevations under a corrugated pitched roof. The eaves height is 5m and heating is via gas blowers. Loading is via two roller shutter doors of 3.5m high and 4.5m wide, which are accessed from the secure yard area to the front.

## Location and Access

Destination	Driving distance (miles)
Reading West Railway Station	1.4
Reading Railway Station	2.6
M4, Jct 12,	3.5
M4, Jct 11	4.9

## Unit Sizes

	Sq ft	Sq m
Unit 5		
Ground floor office	490	45
First floor office	560	55
Warehouse	9,950	920
<b>Total</b>	<b>11,000</b>	<b>1,020</b>

## Features and Benefits

- Warehouse with office
- 5 metres eaves height
- Gas warm air heater
- 2 full height roller shutter loading doors
- Secure yard
- 3.5 miles to M4

## Lease Terms

The property is available to let on customer focused flexible lease terms and the benefit of no legal fees. Incentives are available to the ingoing tenant subject to lease length.

## Viewing

By prior arrangement with Pall Mall or our agent Shaun Walters 01189 023933.

Subject to contract

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## The Pall Mall promise

With almost 5.5 million sq ft of business space in over 100 locations through out the UK. Pall Mall Estates lets business space to over 350 businesses. We understand how crucial to your company the value you get from your business space is, not in just the low cost of the space, but the value of the terms too.

Our customer focused approach to leasing means whether your company is a start up business or well established and looking to expand or downsize Pall Mall will have terms that give you flexibility.



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