ACRE BUSINESS PARK

Acre Road, Reading, RG2 0SA

Units to let



- Start-up office and light industrial space available to let.
- Units range in size from 325 sq. ft. to 1625 sq. ft.

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Location: The site lies to the south of Reading and within easy reach of J11 of the M4 and regular public transport into the town centre, where onward connections to local towns by bus or rail and a fast service to Paddington and beyond can be easily reached.

Description: To help small businesses and to provide an opportunity for flourishing businesses to grow, Reading Borough Council provide 41 purpose-built units at Acre Business Park, having a mix of light industrial units on the ground floor and offices/workshops at first floor level.

Accommodation: All units include:

- Hot and cold-water supply to a sink
- Telephone point
- An electric supply to a distribution board (in some cases three-phase). A meter is provided for each unit and is the responsibility of the occupier.
- Parking is by allocated space, usually 1 per unit.
- Communal toilet facilities.

Use: Any use will be considered within class E of The Town and Country Planning (Use Classes) Regulations 2020 (as amended) EXCLUDING any motor trade, automotive repair or servicing and food processing.

Legal: Leases with fixed terms are available for 3 years and contain a break provision on the first and second anniversary of the Term Start Date.

Business Rates: Payable by the tenant. Small Business Rate Relief may be available depending on the size of unit occupied and the business circumstances.

VAT: The property is not registered for VAT.

Availability & Viewings: Details of vacant units and monthly charges are available from Reading Borough Council at Acre.BP@reading.gov.uk.

External site viewings can be undertaken from the roadside. If you wish to arrange an internal inspection, please contact us to arrange an appointment.

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