



# Stadium Trade & Business Park

Stadium Way, Reading RG30 6BX

Unit **2**

7,283 sq ft (676 sq m)



**TO LET**

- Strong labour pool
- Good access to public transport
- Prominent, industrial / warehouse and trade estate



Photo of a similar unit

[stadiumtradebp.co.uk](http://stadiumtradebp.co.uk)

## Location / Description

Stadium Trade and Business Park is prominently located on Portman Road and Oxford Road, accessed directly off Scours Lane with easy access to both junctions 11 & 12 of the M4 motorway providing direct communications with London, Heathrow Airport and the national motorway network. Unit 2 comprises a mid terrace industrial / warehouse and trade counter unit of steel portal frame construction with excellent car parking and loading.

## Features

- Electric loading door 4.1mW x 4.5mH)
- 6.0m min eaves
- 8.0m max height
- 3-Phase Power
- Good natural light
- Painted concrete floor
- To be refurbished
- Available June 2022

## Accommodation

	sq ft	sq m
Warehouse / WC	6,760	628
GF office	523	48
<b>Total</b>	<b>7,283</b>	<b>676</b>
FF light storage	552	51

## Terms

A new Fully Repairing & Insuring lease for a term by arrangement.

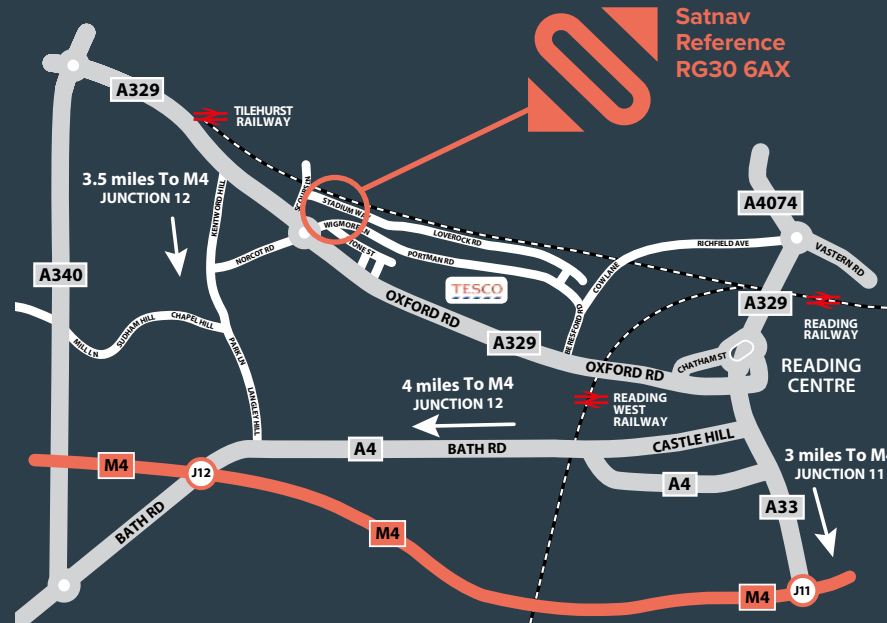
## Rent

Upon application

**EPC** – Upon application



Photo of a similar unit



Satnav Reference  
RG30 6AX

## Viewing

Strictly by appointment.



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