



CAR DEALERSHIP PREMISES

with potential for alternative use
subject to planning

Rose Kiln Lane Trading Estate
Rose Kiln Lane, Reading
Berkshire RG2 0JZ



Accommodation **sq ft** **sq m**

Ground Floor		
Showroom & Offices	5,968	554.4
Workshop	7,788	723.5
Parts	1,340	124.5
First Floor		
Workshop Mess	675	62.7
Offices	1,817	168.8
Comms	237	22
Mezzanine Parts	1,056	98.1
Freestanding Valet Bay	1,217	113.1
TOTAL GIA	20,097	1,867.1
Front Display	5	
Disabled	2	
Secondary Display	30	
General Parking	60	
TOTAL PARKING	97	
Site Area	1.3 acres	0.53 hectares

Location

The property is situated approximately 1 mile to the south of Reading city centre in a prominent location fronting the A33 dual carriageway, which links Reading with the M4.

The A33 is the principal route into Reading from the M4 and along its route lies the Green Park Business Park, Madejski Stadium, Reading Gate Retail Park (B&Q, BHS, Comet, Carpetright), Hilton Hotel, Infinti, Citroen, Land Rover, Jaguar, and Aston Martin.

Rose Kiln Trading Estate has a mixture of car dealership, retail, and trade counter uses. Existing occupiers include Big Yellow, Honda, Sehmi Builders Merchants and Audi. The property is next to both Volkswagen and Nissan dealerships. Located opposite is Reading Link Retail Park which houses Matalan amongst other retailers. Also nearby are Toyota, Lexus, Ford, Kia, and the Brunel Retail Park (PC World, Currys, Next, Halfords, and Laura Ashley).

Description

The property comprises a modern showroom with a large workshop, parts department and storage facilities together with 97 display and parking spaces.

Planning

Within the Reading Borough Council Local Plan the site is designated under policy EMP1 which shows Rose Kiln Lane being allocated for B1 business, B8 storage and distribution uses, car showrooms and housing.

We believe that the premises have the appropriate planning consent for the existing use but prospective tenants should make their own enquires.

Rateable Value

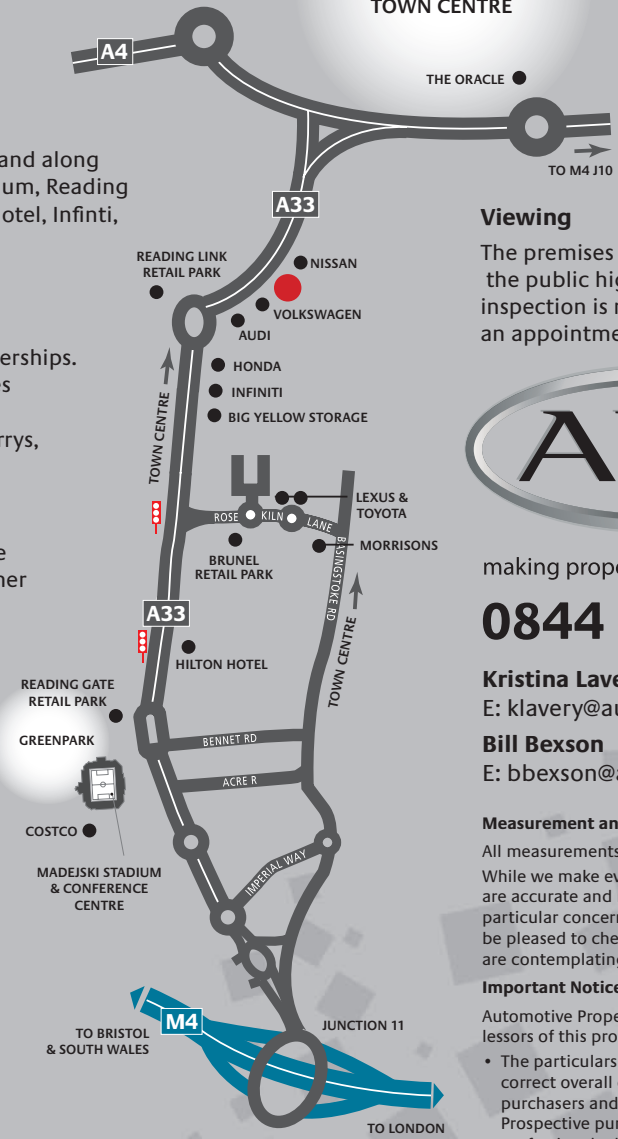
£165,000 effective from 1st April 2010.

Terms

Rent on application. Alternatively, the freehold may be available by separate negotiation.



READING TOWN CENTRE



Viewing

The premises can be adequately viewed from the public highway, however if a more detailed inspection is required please contact us for an appointment.



making property work for business

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Measurement and Other Information

All measurements and areas provided are approximate. While we make every endeavour to ensure that these particulars are accurate and reliable, if there is any point which is of particular concern to you, please contact this office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance to view the property.

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June 2010.

