

## LEASE ASSIGNMENT

### Former Car Hire/Industrial Unit

Former Europcar, 6-8 Commercial Road  
Reading RG2 0QZ

#### Key information

- ☐ Large industrial unit with secure yard.
- ☐ Located in the heart of popular commercial area to the south of Reading with easy access to the M4.
- ☐ 1,098 sq m (11,828 sq ft).
- ☐ Available by way of a lease assignment.

#### Contact

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[Video Tour](#)

Location

The premises are located on Commercial Road to the south of Reading with easy access to the A33 and is less than 1 mile north of M4, J11.

Nearby occupiers include Jewsons, Renault and Speedy Hire.

Reading is an affluent town with a population in excess of 350,000.

With good transport links, the town is home to many large employers including Proctor & Gamble, HP and Virgin Media.

Description

The property consists of an industrial building with its workshop/warehouse currently divided into two sections.

To the front of the unit is a two storey office area providing reception, offices, staff area and WC facilities.

Behind is a large workshop area with 5.8m eaves. This has 2 roller shutters doors along with an internal vehicle wash pad that has been added at the rear.

To the rear of this is a further warehouse area, which contains two small storage areas but could potentially be opened up to provide an open plan space subject to the necessary consents.

Energy Performance Rating

Energy Performance Rating - TBC

Accommodation

The property comprises the following approximate floor areas:-

	Sq m	Sq ft
GF Offices	57.45	618
FF Offices	75.38	811
FF Ancillary	12.55	135
Workshop	586.98	6,318
Rear Workshop	358.69	3,861
Total	1,098.83	11,828
	Hectare	Acre
Site Area	0.2	0.5



Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.





## Terms & Tenure

The property is currently held on a lease until 19<sup>th</sup> August 2028 at a passing rent of £104,000 per annum.

A copy of the lease and related documents are available [here](#).

## VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

## Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

## Rating

We are advised that the Rateable Value for the property is £56,500

The UBR for 2025/26 is 55.5p in the £.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available at [www.gov.uk/calculate-your-business-rates](http://www.gov.uk/calculate-your-business-rates).

## Viewing

Viewing is strictly via the sole agents.



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- **Strategic Land** – Strategic Land property consultancy, strategic land planning, strategic land property services, strategic land valuation, strategic land lease advice, strategic land lease renewals, strategic land lease negotiations, strategic land lease assignments, strategic land lease transfers, strategic land lease subleases
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- **Valuation** – Valuation property consultancy, valuation planning, valuation property services, valuation valuation, valuation lease advice, valuation lease renewals, valuation lease negotiations, valuation lease assignments, valuation lease transfers, valuation lease subleases
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