



# UNIT 4 WINNERSH FIELDS

Gazelle Close Winnersh RG41 5HH

|        |                                               |
|--------|-----------------------------------------------|
| TYPE   | OFFICE                                        |
| TENURE | FREEHOLD                                      |
| SIZE   | 2,050 – 4,126 SQ FT<br>(190.45 – 383.32 SQ M) |

## KEY POINTS

- > Option for full or part vacant possession
- > Popular business park close to local amenities and major transport connections
- > Detached self-contained modern office building
- > Great M4 junction 10 access
- > 14 allocated parking spaces (1 space : 295 sq. ft.)
- > Very competitive guide rent and price

## Location

Winnersh Fields is situated to the west of Bracknell. It is located on the A329 Reading Road, close to the junction with the A329 (M) which connects Reading to Bracknell and gives access to Junction 10 of the M4 Motorway. Winnersh Triangle Station is a 3-minute walk and provides a regular service to Reading, London Waterloo and London Paddington (via Reading).

## Description

A modern detached two-storey office with suspended ceilings, raised floors, comfort cooling, WCs, kitchenettes, a DDA compliant lift and 14 allocated parking spaces. (Final consent for a new Aldi supermarket adjacent is expected Q3 2025, providing greater on-site amenity).

## Specification

- 14 allocated car parking spaces
- Suspended ceilings
- Full access raised floors
- Comfort cooling air conditioning
- Double glazing
- WC & Kitchen facilities on both floors
- Passenger lift

## Accommodation

We understand the internal area (IPMS3) is as follows:-

| Floor        | sq ft | sq m   |
|--------------|-------|--------|
| Ground Floor | 2,076 | 192.87 |
| First Floor  | 2,050 | 190.45 |
| Total        | 4,126 | 383.32 |

## Energy Performance Asset Rating

EPC Rating: C:63

## Business Rates

The Rateable Value for this property is £47,750.



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## Occupancy

The ground floor is occupied by Borer Data Systems Ltd on a lease to May 2027. The lease is subject to a tenant option to determine on 22/05/2024. Thereafter, the lease automatically extends for a further year, subject to a mutual option to determine on six months notice at a new rent of £31,140 per annum. First Floor available with vacant possession.

## Terms

The property is available either to rent or purchase with a guide price of £845,000 exclusive, or on a new lease with terms to be agreed with the landlord. Guide Rent is £19.50 per sq. ft. exclusive.

## Legal Costs / VAT

Each party to pay their own legal costs.  
VAT is payable on a property purchase.

## Anti-Money Laundering Regulations

To comply with Anti Money Laundering regulations, Haslams Surveyors LLP undertake ID checks for all successful purchasers where legislation requires us to do so.

## Viewing & Further Information

Please contact the joint sole agents for further information or an appointment to view.  
Joint Agents: Christopher Thomas: 01753 839390  
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## Floor Plans & Elevations (Not to Scale)

