



Industrial Investment in Centre of Wokingham's Commercial District

8 Anglo Industrial Park

Fishponds Road, Wokingham, RG41 2AN

Industrial, Investment

FOR SALE

3,356 sq ft

(311.78 sq m)

- Modern Unit with Substantial Mezzanine
- Good Eaves Height
- Electric Roller Shutter Door
- WC & 3 Phase Electricity
- Easy Access to M4, M3 & M25
- 4 Parking Spaces

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Summary

Available Size	3,356 sq ft
Price	£630,000
Rates Payable	£13,716 per annum approx, from April 2026.
Rateable Value	£31,750
Service Charge	£0.30 per sq ft Estimate (exact details per unit available on application)
EPC Rating	D (86)

Description

A modern, steel frame unit with mezzanine flooring and WC. This unit has good Eaves Height, an Electric Roller Shutter door and 3 Phase Power.

Location

Anglo Trade Park is located in one of the main commercial districts in Wokingham, a short distance away from the mainline railway station and the town centre. There is access to the M3 Junction 4 and M4 Junction 10. Ideally situated for Heathrow, M25 London, South and West.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	2,306	214.23
Mezzanine	1,050	97.55
Total	3,356	311.78

Viewings

By Appointment with the agent only.

Terms

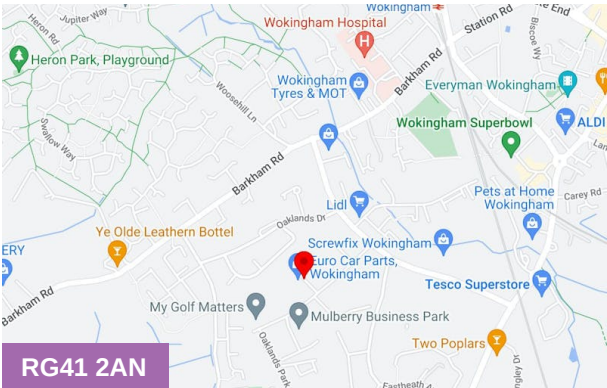
Available Freehold, subject to the following lease:
Let for a term of 10 years with mutual break after 5 years (lease end September 2034)
Rent Review after 5 years
Annual Rent £40,000 pa

Legal Fees

Each party will be responsible for their own Legal Costs.

VAT

All figures are quoted exclusive of VAT which we understand is chargeable.



Viewing & Further Information



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