



UNIT 2 ANGLO INDUSTRIAL PARK

Fishponds Road Wokingham RG41 2AN

TYPE	WAREHOUSE / TRADE / INDUSTRIAL UNIT
TENURE	LEASEHOLD
SIZE	2,993 SQ FT (278 SQ M)

KEY POINTS

- > Modern warehouse / trade unit
- > Neighbouring Brewers Decorator Centre
- > Eaves height on 6.6m rising to 8.1m
- > Substantial mezzanine inc. well fitted office
- > Air-conditioned
- > Contemporary security systems & security gate

Location

Anglo Industrial Park is located to the south of the town centre – close to the Fishponds Road junction with Oaklands Park Road – in one of the main commercial areas of Wokingham.

Fishponds Road is accessed directly from Molly Millar’s Lane which in turn links to the A321 to the east and the B3349 to the west. The A321 provides an indirect link to the M3 (junction 4, approx. 15 miles) and M4 (junction 10, approx. 5.5 miles). London Heathrow Airport is within easy reach along the M4 (approx. 18 miles).

Wokingham main line rail station is a short walk from the unit and provides regular services to London Waterloo (just over 1hr) and Reading (approx. 10 mins).

Description

The property comprises a modern, mid-terrace warehouse / trade unit built to a high-specification which includes; 3-phase power, fantastic eaves providing excellent cubic capacity, a substantial mezzanine with almost 4m clearance to the underside, a roller shutter loading door and a well-appointed first floor office together with an almost new AC/Heating system.

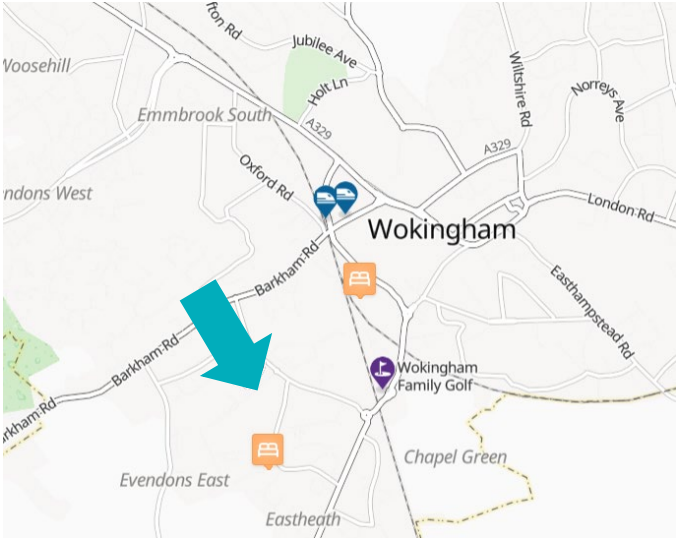
Externally, the property benefits from 4 x parking spaces.

Specification

- Eaves height of 6.6m rising to 8.1m
- 3-phase power
- Large mezzanine with 4m clearance to underside
- Electrically operated roller shutter door
- First floor office
- Air conditioning / heating system
- 4 parking spaces
- Contemporary security systems & security gate

Energy Performance Asset Rating

EPC Rating: D:91



Accommodation

We understand the Gross Internal floor areas (GIA) are as follows;

Floor	sq ft	sq m
Ground Floor	2,007	186.46
Mezzanine – storage / small office	986	91.60
Total:	2,993	278.06

Terms

The unit is available on a new lease direct from the Landlord on terms to be agreed.

Legal Costs / VAT

Each party to bear their own costs.
The property is not elected for VAT.

Rateable Value

£33,750

Viewing & Further Information

Please contact Haslams or Hurst Warne, the joint sole agents, for further information or an appointment to view.

Note: In accordance with RICS guidelines, we declare that the Directors at Hurst Warne have an interest in this property.



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