

TO LET

UNDER 2 UNDER OFFER



UNITS 2 & 3 ROOKERY COURT

Hogwood Industrial Estate Wokingham RG40 4QZ

TYPE	WORKSHOP / INDUSTRIAL
TENURE	LEASEHOLD
SIZE	754 - 1,817 SQ FT (70.02 - 168.77 SQ M)

KEY POINTS

- > Self-contained units
- > Can be let separately or combined
- > 2-3 allocated car parking spaces per unit
- > Excellent road connections via A33, M3 and M4

Location

Hogwood Industrial Estate is located in the heart of the Thames Valley, to the southeast of Reading. It is located close to Junction 11 of the M4, which also provides access to the A33. Junction 10 of the M4 and Junction 4 of the M3 are also nearby.

Description

The property comprises two terraced purpose-built warehouse/industrial units. Both units benefit from warehouse lighting and heating. The property has planning consent for B2 use.

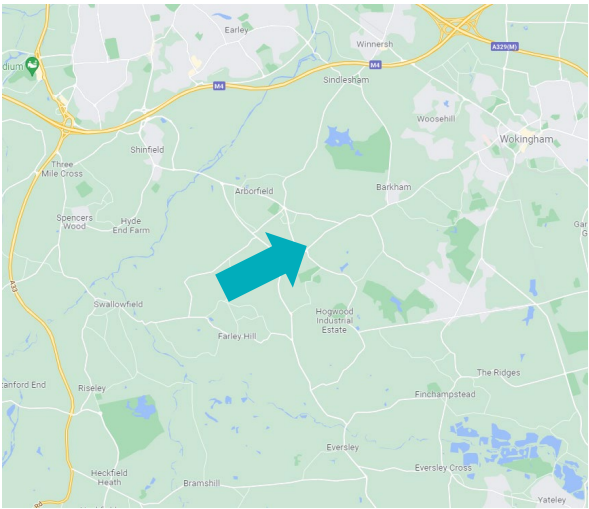
Specification

- 2-3 allocated car parking spaces per unit
- WC facilities in both units
- Roller shutter door access
- 3m minimum eaves height
- Warehouse lighting
- Heating
- 3 phase power
- Broadband line

Accommodation

We understand the gross internal areas (GIA) are as follows:-

Floor	sq ft	sq m
Unit 2 UNDER OFFER		
Warehouse	743	69.2
Mezzanine	320	29.73
Total	1,063	98.75
Unit 3 AVAILABLE		
Warehouse	754	70.02
Total	754	70.02
Grand Total	1,817	168.77



Energy Performance Asset Rating

Unit 2 – C:75 Unit 3 – D:83

Business Rates

The Rateable Value for Unit 2 is £11,000
The Rateable Value for Unit 3 is £11,000

Terms

The properties are available to rent on a new lease on terms to be agreed with the landlord.

Legal Costs / VAT

Each party to pay their own legal costs.
VAT is payable.

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 sole agents for further information or an appointment to view.



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