

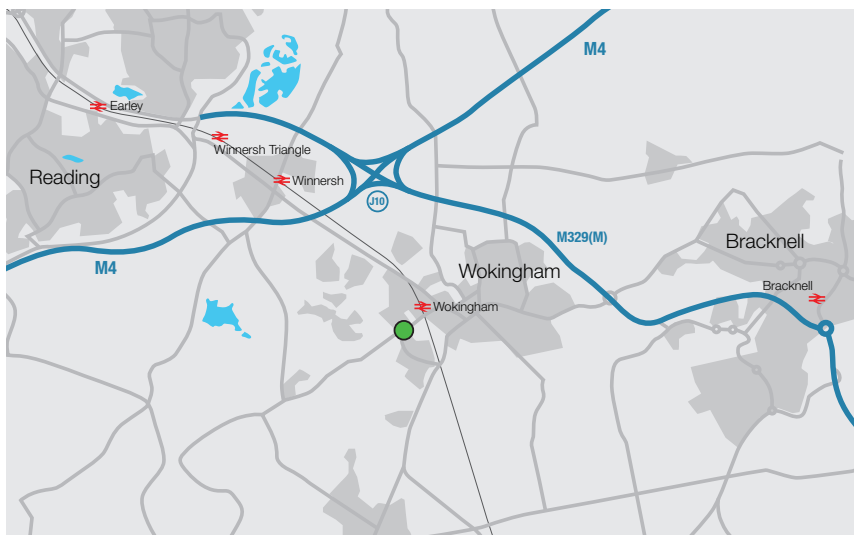


## UNIT 1 WOKINGHAM COMMERCIAL CENTRE RG41 2RF

**Warehouse/Industrial unit**

4,730 sq ft

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## Location

The property is located within 1.6 miles of Junction 10 of the M4, providing quick access to London, Reading and the national motorway network. Wokingham Station is located approximately 0.9 miles to the north east of the property.

Wokingham Commercial Centre is within a popular industrial area, with nearby occupiers including Jewson, Flight Logistics and Shurgard Self Storage.

## Description

The unit is located at the southern end of the terrace and is of steel portal frame construction, clad with profile aluminium sheeting with double glazed windows to both the ground and first floor.

The unit contains welfare facilities on both floors. The first floor consists of office accommodation with raised floors and suspended ceilings. The unit is designated six parking spaces as well as two disabled spaces. The unit benefits from a double width door to the front of the premises which enables the loading and unloading of goods.

## Specification

- 8 dedicated car parking spaces
- Two storey unit
- Clear internal height – 2.9m to beams
- Double glazed windows
- Close access to the A329 and M4
- Welfare facilities
- Located on a well-established commercial estate

## Floor areas

Ground Floor Workshop/Warehouse	2,365 sq ft	220 sq m
Mezzanine offices	2,365 sq ft	220 sq m
<b>Total</b>	<b>4,730 sq ft</b>	<b>440 sq m</b>

## Business Rates

The rateable value for the unit is £45,500.

## Energy performance asset rating

D 80.

## Service charge

A service charge is applicable for the maintenance and repair of common areas.

## Terms

New lease available by arrangement.

## Rent

Rent on application.

## Viewing

The instruction is on a joint sole agency basis with Page Hardy Harris who are the local agency.

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