



# EAGLE HOUSE

Hogwood Industrial Estate Finchampstead RG40 4YJ

**TYPE** HYBRID  
OFFICE / WAREHOUSE

**TENURE** LEASEHOLD / FREEHOLD

**SIZE** 3,649 SQ FT  
(339.2 SQ M)

## KEY POINTS

- > Self-contained offices with a warehouse to the rear of unit
- > Solar PVs on roof
- > 1 EV Charger
- > Roller shutter door
- > 10 car parking spaces
- > Excellent road connections via M4, M3 and A33



## Location

Hogwood Industrial Estate is located in the heart of the Thames Valley, to the southeast of Reading. It is located 6 miles from 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 an end terrace hybrid building of steel portal frame and brick composition.

Internally the property provides a ground floor reception, offices across two floors, with a warehouse at the rear which benefits from a mezzanine and loading bay. The unit has WCs on each floor and a kitchenette on the ground floor.

## Specification

- 10 car parking spaces
- 3-phase power
- 1 EV Charger
- Solar PVs on the roof
- Gas central heating system
- Air conditioning
- Kitchenette
- WCs on each floor
- Roller shutter door
- Mezzanine
- 6.9m minimum eaves height

## Energy Performance Asset Rating

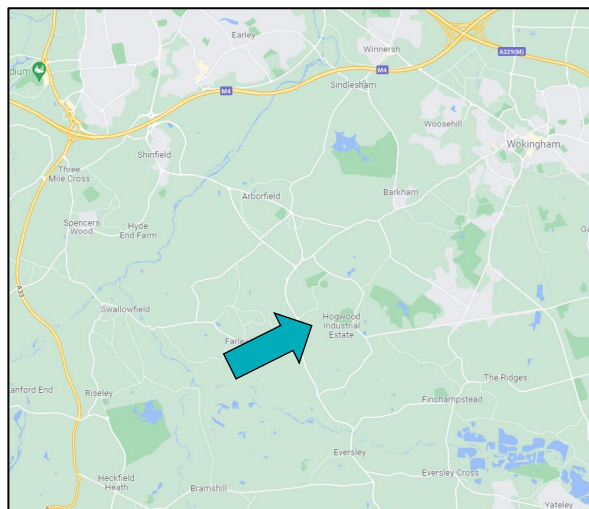
EPC: C:54

## Business Rates

Rateable Value: £34,000

## VAT

The property is NOT elected for VAT.



## Accommodation

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

	sq ft	sq m
Ground floor offices	1,210	112.4
Warehouse	535	49.8
Mezzanine	1,074	99.9
First floor office	830	77.1
<b>Total</b>	<b>3,649</b>	<b>339.2</b>

## Terms

The property is available for sale/ to let on terms to be agreed. Price / rent on application.

## Anti-Money Laundering Regulations

To comply with Anti Money Laundering regulations, Haslams Surveyors LLP undertake ID checks for all successful tenants 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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