

**TO BE
REFURBISHED**

INDUSTRIAL/WAREHOUSE UNIT

TO LET – 6,960 SQ FT (646.6 SQ M)

**UNIT 1
ASHVILLE WAY**

WOKINGHAM RG41 2PL



5.9M EAVES



ROLLER SHUTTER DOOR



CONCRETE SLAB FLOOR



3 PHASE POWER



ALLOCATED PARKING

DESCRIPTION

The building comprises an end terrace industrial unit, of steel portal frame construction with brick elevation and profile steel cladding. The unit has the benefit of offices over ground and first floors.

LOCATION

Ashville Way is situated just off Molly Millars Lane at the centre of the main industrial area in Wokingham. The estate is approximately 0.7 miles from Wokingham railway station that runs regular services to London Waterloo and Reading.

It is also 2.7 miles from the A329(M), which provides direct access to Junction 10 of the M4 motorway.

RENT

On application.

TERMS

Available by way of a new full repairing and insuring lease on terms to be agreed.

LEGAL COSTS

Rateable Value: £68,500. Interested parties are advised to make their own enquiries with Local Authority.

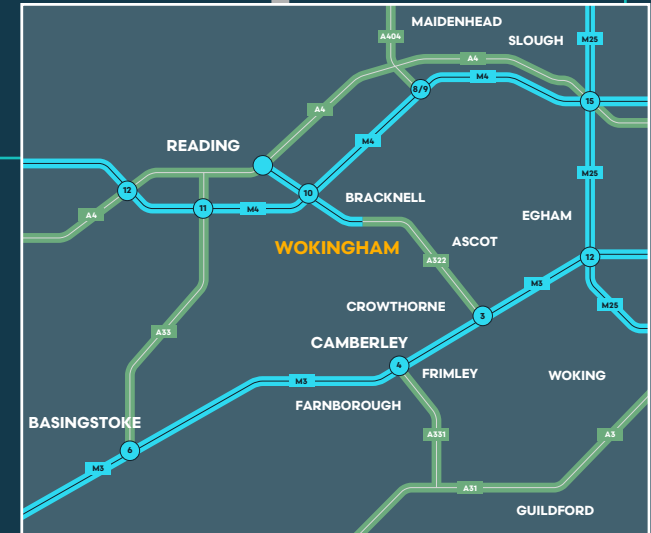
BUSINESS RATES

Each party to bear their own legal costs.



RG41 2PL

UNIT 1	SQ M	SQ FT
Warehouse and ancillary	514.0	5,532
First floor	132.6	1,428
TOTAL (GEA)	646.6	6,960



FOR FURTHER
INFORMATION
PLEASE
CONTACT:

logix
PROPERTY

020 3855 5790
logixproperty.com

JOHN POCOCK
john.pocock@logixproperty.com
07766 072273

BEN ROWE
ben.rowe@logixproperty.com
07841 460300

**HOLLIS
HOCKLEY**

01189 680650
hollishockley.co.uk

NICK HARDIE
nick.hardie@hollishockley.co.uk
07732 473357

WILLIAM MERRETT-CLARKE
william.merrett-clarke@hollishockley.co.uk
07774 269443