



7 Modern Warehouse Units located in the Heart of Wokingham's Commercial District

Anglo Industrial Park

Fishponds Road, Wokingham, RG41 2AN

Industrial

TO LET

2,194 to 19,850 sq ft

(203.83 to 1,844.13 sq m)

- Units can be taken individually or combined
- Good Eaves Height in each Unit
- Several Units offer Mezzanine Flooring
- All Units have electric Roller Shutter Doors
- 3 Phase Electricity
- Located in Wokingham's Central Commercial District
- Easy Access to M4 & M3

Anglo Industrial Park, Fishponds Road, Wokingham, RG41 2AN

Summary

Available Size	2,194 to 19,850 sq ft
Business Rates	Please see accommodation table. Units 15-19 currently rated as a whole.
Service Charge	£0.30 per sq ft Estimate (exact details per unit available on application)
EPC Rating	Property graded as C-D (75-99)

Description

As a result of the Owner/Occupier's relocation due to business expansion, 7 modern, steel frame Units have become available. 5 of the units (15-19) are adjacent to each other and could potentially be combined. Units 8, 11 & 16 offer mezzanine flooring. All units have good Eaves Height, an Electric Roller Shutter door and 3 Phase Power.

Location

Anglo Trade Park is located in one of the main commercial districts in Wokingham, a short distance away from the mainline railway station and the town centre. There is access to the M3 Junction 4 and M4 Junction 10. Ideally situated for Heathrow, M25 London, South and West.

Accommodation

Name	sq ft	sq m	Rent	Rates Payable	EPC
Unit - 8	3,356	311.78	£42,000 /annum	£5.68 /sq ft	D (86)
Unit - 11	3,261	302.96	£55,000 /annum	£5.13 /sq ft	D (99)
Unit - 15	2,208	205.13	£40,000 /annum	£4.22 /sq ft	C (75)
Unit - 16	4,415	410.17	£65,000 /annum	£4.22 /sq ft	D (98)
Unit - 17	2,208	205.13	£40,000 /annum	£4.22 /sq ft	C (75)
Unit - 18	2,208	205.13	£40,000 /annum	£4.22 /sq ft	C (75)
Unit - 19	2,194	203.83	£40,000 /annum	£4.22 /sq ft	D (76)
Total	19,850	1,844.13			

Viewings

By prior arrangement with the agents.

Terms

Available on new FRI leases, which will be direct with the Landlord.

Business Rates

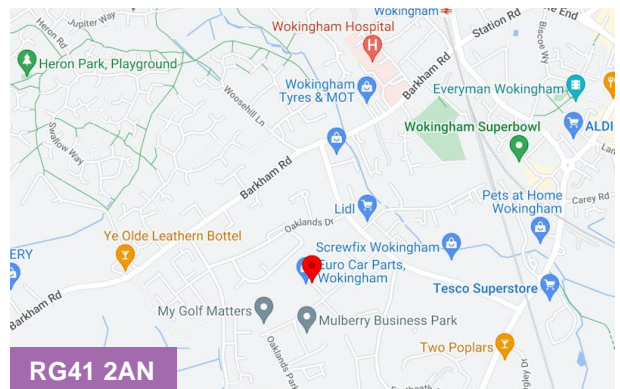
The tenant will be responsible for paying Business Rates directly to the Local Authority.

Legal Fees

Each party will be responsible for their own Legal Fees.

VAT

All figures are quoted exclusive of VAT, which we understand will be chargeable.



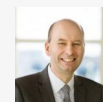
Viewing & Further Information



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