



Industrial Unit in Centre of Wokingham's Commercial District

## 8 Anglo Industrial Park

Fishponds Road, Wokingham, RG41 2AN

Industrial

**FOR SALE**

**3,356 sq ft**

(311.78 sq m)

- Modern Unit with Substantial Mezzanine
- Good Eaves Height
- Electric Roller Shutter Door
- WC & 3 Phase Electricity
- Easy Access to M4, M3 & M25
- 4 Parking Spaces

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

## Summary

<b>Available Size</b>	3,356 sq ft
<b>Price</b>	Offers in excess of £665,000.00
<b>Rates Payable</b>	£13,098.75 per annum approx, from April 2023.
<b>Rateable Value</b>	£26,250
<b>Service Charge</b>	£0.30 per sq ft Estimate (exact details per unit available on application)
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>Estate Charge</b>	TBC
<b>EPC Rating</b>	D (86)

## Description

As a result of the Owner/Occupier's relocation, due to business expansion, this modern, steel frame unit has become available. This unit offers mezzanine flooring, WC and potential to install office space. This unit has 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

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	2,306	214.23
Mezzanine	1,050	97.55
<b>Total</b>	<b>3,356</b>	<b>311.78</b>

## Viewings

By Appointment with the agent only.

## Terms

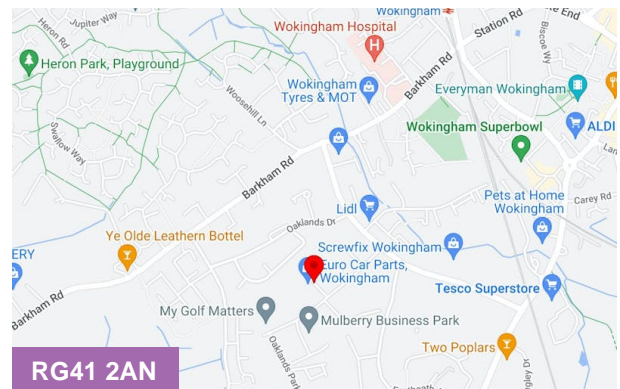
Available Freehold, with Vacant Possession.

## Legal Fees

Each party will be responsible for their own Legal Costs.

## VAT

All figures are quoted exclusive of VAT which we understand is chargeable.



## Viewing & Further Information



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