



**HASLAM'S**  
CHARTERED SURVEYORS

INDUSTRIAL / BUSINESS UNIT

**FOR SALE**



# UNIT B6 FALCON BUSINESS PARK

Hogwood Industrial Estate Finchampstead RG40 4QQ

<b>TYPE</b>	<b>INDUSTRIAL / BUSINESS UNIT</b>
<b>TENURE</b>	<b>VIRTUAL FREEHOLD</b>
<b>SIZE</b>	<b>2,298 SQ FT</b> (213 SQ M)

## KEY POINTS

- > Industrial unit with mezzanine offices
- > Roller shutter door
- > Car parking



## Location

Falcon Business Park is located on Ivanhoe Road forming part of Hogwood Lane Industrial Estate in Finchampstead near Wokingham with easy access to the M4.

What3Words:///guilty.origin.talkative

## Description

Traditional mid-terrace industrial / warehouse unit with large loading door, flexible accommodation and good parking.

## Specification

- Gas radiator heating
- 2.3m height under mezzanine
- 5.3m original eaves height
- Loading door (3.0mW x 3.4mH)
- Concrete floor with lino tiles
- 3-phase power
- Mezzanine air-conditioned office
- WC's and tea point
- Intruder & fire alarms
- 3 car parking spaces

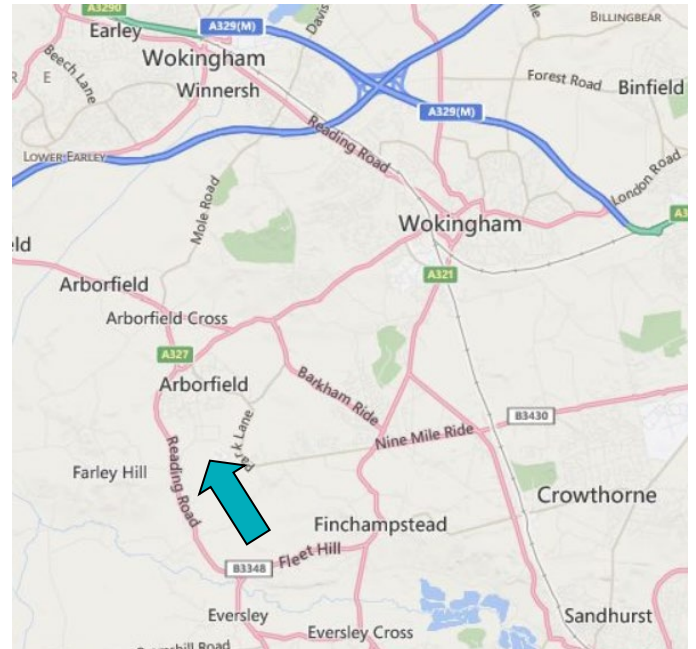
## Accommodation

We understand the Gross Internal Areas (GIA) are as follows;

Floor	sq ft	sq m
Warehouse	1,161	107.86
Mezzanine	1,137	105.63
<b>Total</b>	<b>2,298</b>	<b>213.48</b>

## Business Rates 2026/27

Units B6 & B7 currently rated together so will need to be reassessed but we estimate the Rateable Value for Unit B6 is approximately £21,625.



## Energy Performance Asset Rating

EPC Rating: E:103

## Terms

The virtual freehold is offered for sale with vacant possession. Price on application.

## Legal Costs / VAT

Each party to bear their own legal costs. Rents are quoted exclusive of VAT which will be charged.

## Anti-Money Laundering Regulations

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