



## Industrial Investment in Centre of Wokingham's Commercial District

### **8 Anglo Industrial Park**

Fishponds Road, Wokingham, RG41 2AN

Industrial, Investment

# 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>	£630,000
<b>Rates Payable</b>	£13,716 per annum approx, from April 2026.
<b>Rateable Value</b>	£31,750
<b>Service Charge</b>	£0.30 per sq ft Estimate (exact details per unit available on application)
<b>EPC Rating</b>	D (86)

## Description

A modern, steel frame unit with mezzanine flooring and WC. 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, subject to the following lease:

Let for a term of 10 years with mutual break after 5 years (lease end September 2034)

Rent Review after 5 years

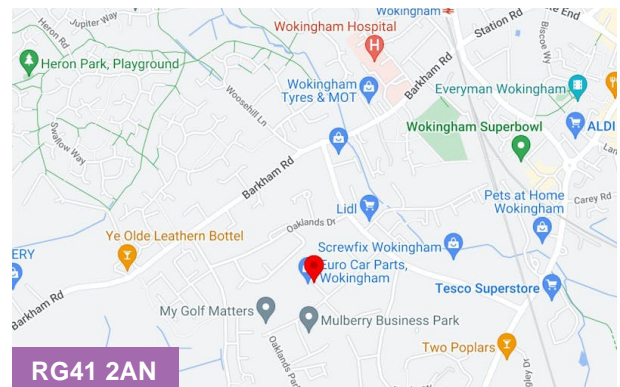
Annual Rent £40,000 pa

## 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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