

300 Ashville Park, Wokingham, RG41 2WY

7,685 sq ft (713.96 sq m)

- MODERN WAREHOUSE / INDUSTRIAL UNIT
- WELL SPECIFIED OFFICE SPACE
- 6.8M EAVES
- AVAILABLE BY WAY OF ASSIGNMENT / SUB-LEASE
- WITH MEZZANINE FLOOR
- SECURE YARD



Established business park in the heart of Wokingham with excellent access to national motorway and railway networks.

Location

Ashville Park is located off Molly Millars Lane in the heart of Wokingham town. The property is a 15 minute walk from Wokingham train station providing regular direct trains to central London Waterloo, Reading and Gatwick Airport.

The town centre has undergone significant regeneration including the Peach Place and Elm Fields schemes. There is a Lidl supermarket at the entrance to Ashville Park, and other notable nearby occupiers include Citizen Watches, Kyocera Precision Tools and Intersurgical amongst others.

Description

The property comprises a modern warehouse building of steel portal frame construction with brick elevations. The property benefits from clear span warehouse, with fitted offices at ground and first floor.

Accommodation

The accommodation comprises of the following Gross Internal Area:

Description	Sq ft	Sq m
Warehouse & ancillary	6,090	565.78
Offices	1,595	148.18
Total	7,685	713.96

Terms

The property is available by way of an assignment until April 2028 or a sublease until April 2023. A new lease may be available from the landlord

Rent

Current passing rent £11.50 psf



Rent

Rent on Application

EPC

This property has been graded as EPC exempt - Currently being constructed or undergoing major refurbishment.

Business Rates

Upon Enquiry

Viewing & Further Information

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