

Unit 4 Ashville Way,
Wokingham,
Berkshire, RG41 2PL



Industrial Unit

To Let

9,023 sq. ft. (838.26 sq. m)



Description:

- A newly refurbished end of terrace industrial warehouse unit, of steel portal frame construction with brick elevation and profiled steel cladding
- The building benefits from offices on the ground and first floors furnished with central heating, new carpets, suspended ceiling and perimeter trunking.

Key Features:

- Newly refurbished
- 5.9m eaves height
- Roller Shutter Door
- Painted Concrete Slab Floor
- 3 Phase Power
- Allocated Car Parking
- Ground and first floor offices
- Warehouse Heating via Gas Blowers
- 11 Parking Spaces

Schedule of areas:

Description	ft ²	m ²
Industrial Unit	9,023	838.26

Location



Location:

- Wokingham is south of the M4, 5 miles from junction 10
- The town is serviced by a Rail station that has direct trains to Reading and London Waterloo
- The Rail Station is 0.7 miles from the property
- Heathrow Airport is 24 miles to the East and Central London is 40 miles

Terms

The premises are available by way of a full repairing and insuring lease of length to be determined. The rents are quoted exclusive of utilities, business rates, VAT and insurance premium.

Rent

£10.75 per sq. ft. (VAT EXC)

Business Rates

We are advised by the Valuation Office Agency website (www.voa.gov.uk) that the rateable value of the property is as follows: -

RV: £70,000

However, we would advise an interested party to confirm the accuracy of this information.

EPC Rating

Energy Performance Rating: **B37**

Certificate Reference No: **0020-5923-0350-3980-4074**

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Services

Vail Williams LLP has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

Viewing

Strictly by appointment through the joint sole agents below.

Contacts

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Subject to Contract

Date: March 2019

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