



**Last Remaining Unit To Let located in the Heart of Wokingham's
Commercial District**

Unit 16 Anglo Industrial Park

Fishponds Road, Wokingham, RG41 2AN

Industrial, Investment

TO LET / FOR SALE

2,208 to 4,415 sq ft

(205.13 to 410.17 sq m)

- Unit can be taken with or without the full Mezzanine
- Good Eaves Height
- Electric Roller Shutter Doors
- 3 Phase Electricity
- Located in Wokingham's Central Commercial District
- Easy Access to M4 & M3

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Summary

Available Size	2,208 to 4,415 sq ft
Rent	£45,000 per annum with Full Mezzanine
Rates Payable	£7.07 per sq ft approx, currently rated jointly with other units and will need to be re rated.
Service Charge	£0.30 per sq ft Estimate (exact details per unit available on application)
EPC Rating	D (98)

Description

As a result of the Owner/Occupier's relocation due to business expansion, there is one, modern, steel frame unit available. The unit has a full mezzanine providing additional storage if required. The mezzanine can be removed if not required. Unit 16 has good Eaves Height, an Electric Roller Shutter door and 3 Phase Power.

There is the option to purchase units. Please speak with the Agent.

Location

Anglo Trade Park is located Wokingham's main commercial district, a short distance away from the mainline railway station and the town centre. There is access to the M3 J.3 and M4 J.10. Ideally situated for Heathrow, M25 London, South and West.

Accommodation

Name	sq ft	sq m
Ground - Unit 16	2,208	205.13
Mezzanine - Unit 16	2,207	205.04
Total	4,415	410.17

Viewings

By prior arrangement with the agents.

Terms

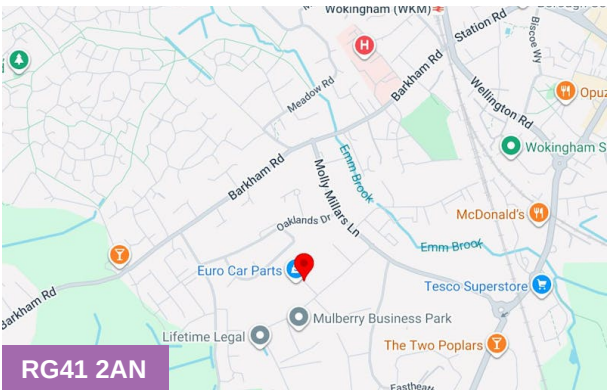
Available on new FRI leases, for a term to agreed, which will be direct with the Landlord. There is the option to purchase.

Legal Fees

Each party will be responsible for their own Legal Fees.

VAT

All figures are quoted exclusive of VAT, which we understand will be chargeable.



Viewing & Further Information



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