To Let - Storage/Industrial

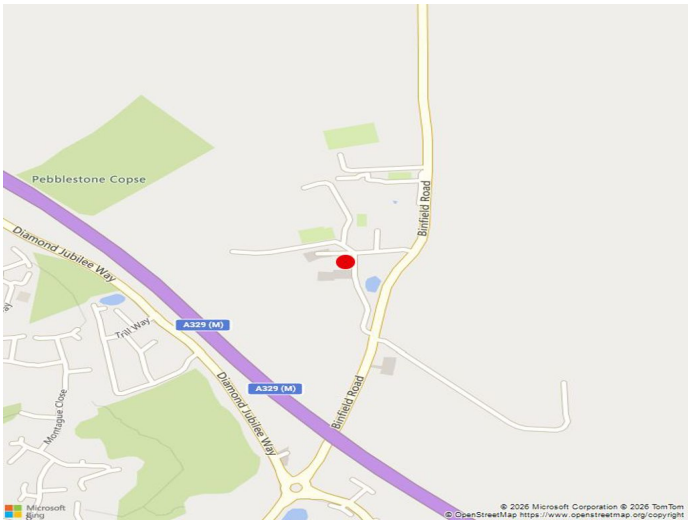


Unit 9, Stokes Farm, Binfield Road, Wokingham, Berkshire RG40 5PR

3,742 sq ft (347.63 sq m)

£37,000 per annum

Location



Stokes Farm is conveniently located being a few minutes drive from the A329(M) and M4 motorway (Junction 10). Reading is 10 miles west, Twyford 5 miles and Wokingham 2 miles south.

Description

Unit 9 Stokes Farm is a well-presented open-plan rural farm storage / workshop unit of concrete portal frame construction under a corrugated asbestos roof, with 4.6 m eaves height, 3 phase power and yard parking.

Not suitable for motor trade uses



Accommodation

The accommodation comprises the following Gross internal areas:

Floors	sq ft	sq m
Ground Floor	3,742	347.63
Total Area	**3,742**	**347.63**

EPC

N/A

VAT

VAT is elected and charged on rent.

Legal Costs

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

Terms

A new FRI lease for a term by arrangement.

Business Rates

Interested parties should make their own enquiries directly with Wokingham District Council.

Contact

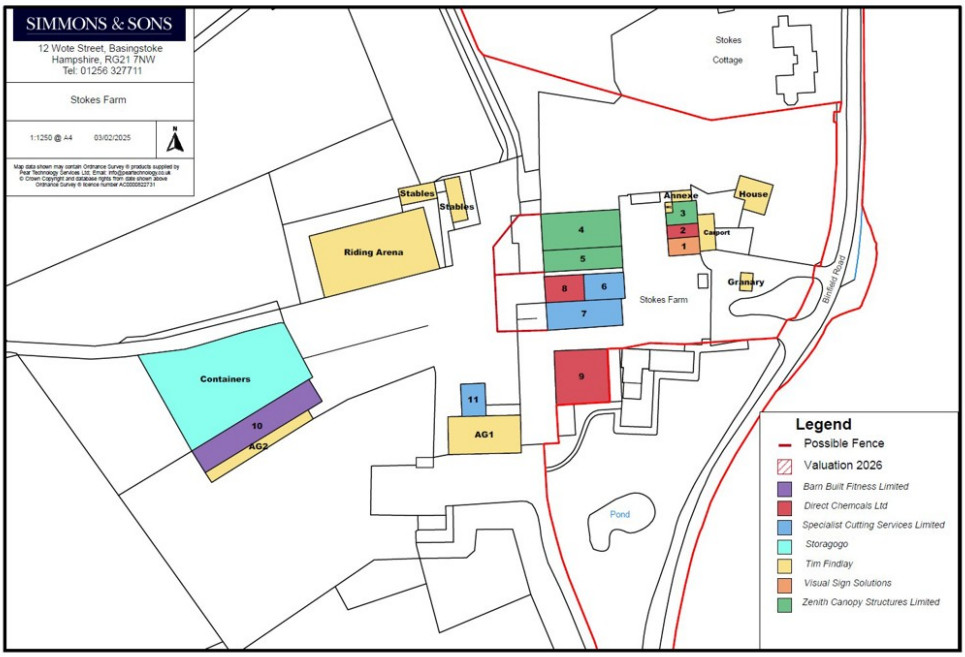
Strictly by appointment with the Sole Marketing Agents:

John Jackson

Henley-on-Thames office
Tel: 01491 571111
Email: commercial@simmonsandsons.com

Code for Leasing Business Premises
You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code is available through professional institutions and trade associations or through the website: RICS

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