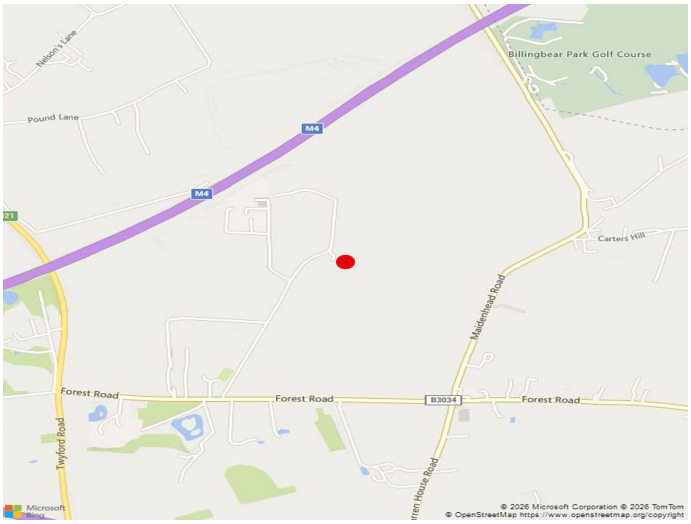
To Let - Storage/Industrial

The Grain Store Warren Farm, Forest Road, Wokingham RG40 5QY

8,708 sq ft (808.97 sq m)

£70,000 per annum

Location



Warren Farm is situated just east of junction 10 of the M4 motorway off Forest Road and within a 5 minute drive of the A329(M). Twyford is just 5 miles north and Reading 10 miles to the west.

Description

The Grain Store is an agricultural barn of 8,708 sq ft accessed by 4 electric roller shutter doors. It has a concrete floated floor, 400 volt power supply and 6.3m eaves. The unit is also enclosed by security fencing with ample parking.

The landlord will submit an appropriate planning application once a suitable user is selected and found for the unit.

Accommodation

The accommodation comprises the following net internal areas:

Floors	sq ft	sq m
Ground floor	8,708	808.97
Total Area	**8,708**	**808.97**

EPC

N/A

VAT

VAT is elected and will be charged

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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