



UNIT 3 ROOKERY COURT

Hogwood Industrial Estate Wokingham RG40 4QZ

TYPE	WORKSHOP / INDUSTRIAL
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TENURE	LEASEHOLD
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SIZE	754 SQ FT (70 SQ M)
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KEY POINTS

- > Self-contained unit
- > 2 allocated car parking spaces
- > Excellent road connections via A33, M3 and M4

Location

Hogwood Industrial Estate is located in the heart of the Thames Valley, to the southeast of Reading. It is located close to Junction 11 of the M4, which also provides access to the A33. Junction 10 of the M4 and Junction 4 of the M3 are also nearby.

Description

The property comprises a mid-terrace purpose-built warehouse/industrial unit. The unit benefits from warehouse lighting and heating. The property has planning consent for B2 use.

Specification

- 2 allocated car parking spaces
- WC facilities
- Roller shutter door access
- 3m minimum eaves height
- Warehouse lighting
- Heating
- 3 phase power
- Broadband line

Accommodation

We understand the Gross Internal Areas (GIA) are as follows:-

Floor	sq ft	sq m
Warehouse	754	70.02
Total	754	70.02



Energy Performance Asset Rating

EPC Rating: C:54

Business Rates

Rateable Value is £11,000

Terms

The property is available to rent on a new lease on terms to be agreed with the landlord. Rent on application.

Viewing & Further Information

Please contact the sole agents for further information or an appointment to view.



Ed Ponting

0118 921 1507
edponting@haslams.co.uk



Georgia Fearn

0118 921 1513
georgiafern@haslams.co.uk

