

DUE TO BE REFURBISHED

TO LET

Industrial/Warehouse Unit

6,419 sq.ft (596 sq.m)

Unit 4, Headley Park 9, Woodley, Reading, Berkshire RG5 4SQ

- Earley and Winnersh Triangle rail stations are a short drive away

M Core
LCP UK
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Areas (Approx. Gross Internal)		
Warehouse	6,419 sq.ft	(596 sq.m)
Total	**6,419 sq.ft**	**(596 sq.m)**

Description
The property is a mid-terrace unit on a small established estate of six other units close to Woodley centre which is approximately 4 miles east of Reading.

The property will be refurbished providing an open plan warehouse with offices at ground and first floor level.

Warehouse
- 6M minimum eaves height
- Electrically operated loading door
- 3 phase power
- Concrete floor

Offices
- Carpets
- Suspended ceilings
- Heating

Rent
POA.

Business Rates
Rateable Value £57,500. All parties to make their own enquiries with Wokingham Borough Council.

Terms
The premises will be available on the basis of a new full repairing and insuring lease for a term to be agreed.

Service Charge
A service charge of £0.50 psf will be levied for the provision of a security service and maintenance of estate roads, landscaping and common areas.

Insurance
The Landlord will insure the premises the premiums to be recovered from the tenant.

Energy Performance
Further information available upon request.

Planning
All interested parties are to make their own specific enquiries directly with the Local Planning Authority as to their intended use.

Legal and Surveyor Costs
Each party will be responsible for their own legal and surveyors costs incurred with the proposed transaction.



Location - RG5 4SQ
Postcode area is located in Woodley, Reading. It is an urban locality with a mix of residential and commercial properties. The area is served by Winnersh Triangle station, approximately 2 km away, and is well-connected by local bus services.

The industrial units in this area are part of a larger urban city and town setting, with nearby schools including The Ambleside Centre and Willow Bank Infant School. The area falls under the Thames Valley Police force and is supplied by Thames Water.

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Viewing
Strictly via prior appointment with the appointed agent

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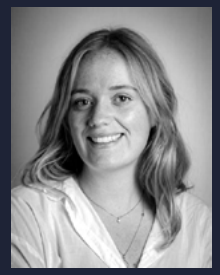
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