FOR SALE

HERION HOUSE

40 IVANHOE ROAD, HOGWOOD INDUSTRIAL ESTATE, FINCHAMPSTEAD, BERKSHIRE RG40 4QQ



Detached Commercial Unit

4,553 sqft (422.98 sqm)

Suitable For: Office, Production, Laboratory & Light Industrial (Class E)

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Key Features

- Detached commercial building
- Flexible Class E use (office, lab, production, light industrial)
- 4,553 sq ft (423 sq m)
- 12 allocated parking spaces + yard area
- Solar PV installation
- 3-phase power
- Air conditioning
- Excellent road connectivity (M3, M4, M25)



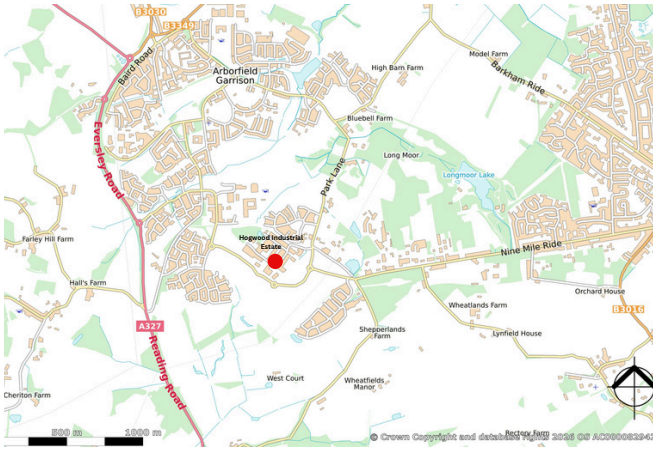


Location

Heron House is located within the established Hogwood Industrial Estate in Finchampstead, Berkshire. The property is well positioned between Wokingham, Bracknell and Reading, with good access to the motorway network: M4 (J11) approx. 6 miles, M3 (J4) approx. 9 miles and M25 (J12) approx. 19 miles. Wokingham and Crowthorne railway stations are both within approximately 3.5 miles, and local amenities are available in Finchampstead.

Description

Herion House comprises a detached commercial building arranged over ground and first floor levels, offering flexible Class E accommodation suitable for a range of uses including office, production, laboratory and light industrial. The property is of steel portal frame construction with brick elevations beneath a pitched roof. Internally, the accommodation is predominantly open plan, providing excellent flexibility for occupiers. The building benefits from WC and kitchen facilities on both floors, a goods loading door, and access to a rear terrace area. Externally, the property offers a small yard and 12 allocated car parking spaces.



Accommodation

Comprising the following Gross Internal Floor Area (GIA)
4,553 sq ft (423 sq m)

Tenure

The property is being sold as a virtual freehold, held on a 999-year lease dated 28 July 1989, subject to a ground rent of £100 per annum.

Service Charge

The property is subject to a service charge. Further details are available upon request.

Price

£675,000 (subject to contract)

Business Rates

Interested parties are advised to make their own enquiries.

EPC

Rated D

VAT

We understand the sale will **not be subject to VAT,** although prospective purchasers are advised to satisfy themselves as to their VAT position

Viewings & Further information

AMRO COMMERCIAL REAL ESTATE



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