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Martin & Pole
inc. Watts & Son est. 1846

Residential & Commercial Estate Agents
Sales • Lettings • Auctioneers • Valuers

Chartered Surveyors & Estate Agents

Unit 1 The Furze, Dunt Lane, Hurst RG10 0SY



Suitable for occupation as a warehouse/light industrial with potential for an administration office.
47ft deep x 18ft wide with double doors at the front, good natural light, kitchenette with sink and space for refrigerator, 1 storage heater
On site security lighting. Parking for 3-4 cars
Toilets – communal in separate block

Predicted Broadband Speeds: Ultrafast 1000 Mbps download and upload speeds

For further information or an appointment to view please contact our Wokingham branch on 0118 978 0777 or w@martinpole.co.uk



Price £12,000 per annum

Wallis House
27 Broad Street
Wokingham
RG40 1AU
T: 0118 978 0777
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The Auction House
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- LOCATION:** In a country lane on the outskirts of Hurst village and forming part of small complex of mainly similar former agricultural units approached over a shared driveway. Wokingham and Twyford are each about 3 miles. Good nearby road links including the A321 and A329 which lead to the M4 and other nearby towns including Reading and Bracknell.
- TERMS:** Including length of lease to be agreed with the landlord.
- RENT:** £12,000 per annum. Payable in 12 equal instalments.
- RATES:** Rateable Value £5,500. Small business relief may be available.
- SERVICES:** Mains water and electricity are connected.
- VIEWING:** Strictly by appointment with the Landlord's Sole Agents **Martin & Pole**
Telephone: 0118 978 0777 Email: wokingham@martinpole.co.uk

Folio No: 44746

CODE FOR LEASING BUSINESS PREMISES:

We strongly recommend a prospective Tenant or Purchaser takes professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before agreeing to or signing a business tenancy agreement. The Code is available on the RICS website. [Click Here](#)

IMPORTANT NOTE:

We have endeavoured diligently to ensure the details of this property are accurate. We have not tested the services, appliances and fittings (if any) referred to in the details. We recommend that each of the statements is verified and the condition of the property and of the services, appliances and fittings (if any) is investigated by you or your advisers before you finalise your offer or enter into a contractual commitment.



0118 978 0777