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Modern office building in the heart of the Thames Valley

4 Winnersh Fields

Gazelle Close, Winnersh, RG41 5QS

Investment, Office

TO LET / FOR SALE

1,999 to 4,276 sq ft

(185.71 to 397.25 sq m)

- Modern Detached Use Class E Building
- Strategic Thames Valley Location close to M4
- Close to Winnersh station
- 14 Car Parking Spaces

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Summary

Available Size	1,999 to 4,276 sq ft
Rent	£14 per sq ft for the First Floor
Price	Offers in the region of £845,000
Business Rates	Floors rated separately, see accommodation table.
EPC Rating	C (63)

Description

4 Winnersh Fields comprises a ground and first floor detached office building. The property benefits from suspended ceilings, raised floors, WCs, comfort cooling, DDA compliant lift and 14 car parking spaces. The property is on a modern office park, nearby occupiers include Halfords, Wickes, Pets at Home and a number of office tenants including Mizuno, DigiVision and Artesian Solutions.

Location

Winnersh is located in the heart of the Thames Valley, 4 miles south-east of Reading, 6 miles north-west of Bracknell. Located on the A329 Reading Road, close to the junction with the A329(M) which connects Reading, Bracknell and M4 Junction 10. Winnersh Railway Station is a short walk away and provides links to the Elizabeth Line. Heathrow Airport is 24 miles to the east.

Accommodation

Name	sq ft	sq m	Rates Payable
Ground	2,076	192.87	£8.38 /sq ft
1st	2,200	204.39	£7.85 /sq ft
Total	**4,276**	**397.26**	

Viewings

By prior arrangement via the agents only.

Terms

Available as a whole, Freehold, subject to a ground floor tenant on a flexible lease.

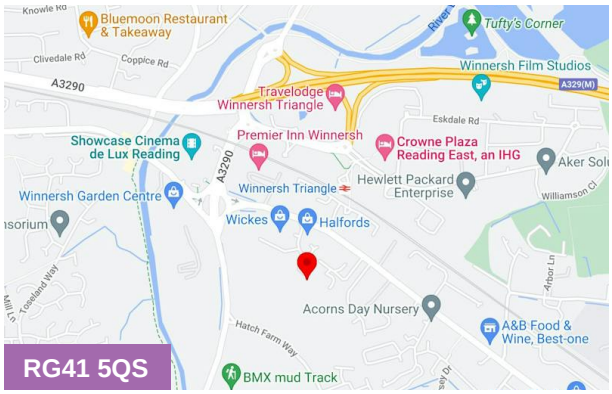
First floor vacant, also available To Let on a new lease, for a term to agreed. The lease will be direct with the Landlord.

Legal Costs and VAT

Each party will be responsible for their own Legal Fees. All figures are quoted exclusive of VAT, which we understand will be chargeable.







Viewing & Further Information



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