



Lease or purchase new Business Units

Meridian Business Park

Fishponds Road, Wokingham, RG41 2GZ

Industrial, Investment

TO LET / FOR SALE

1,598 to 37,070 sq ft

(148.46 to 3,443.92 sq m)

- 3 phase power
- Mezzanine floors
- 7m eaves height
- Allocated parking
- Units can be combined

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Summary

Available Size	1,598 to 37,070 sq ft
Rent	Rent on application
Price	Price on application
Business Rates	Rated on first occupation.
EPC Rating	EPC exempt - Currently being constructed or undergoing major refurbishment

Description

CURRENTLY UNDER CONSTRUCTION, the development is to comprise 15 new steel framed units with a high quality cladding. Units 1,2,14 & 15 will have fully fitted offices at first floor. The ground floor of these units is flexible and can be used either as offices or R& D / production space. Units 3 to 13 have part full height warehouse with partial first floor office / mezzanine. Key features include three phase power, roof lights to warehouse with 7m eaves. Offices to have comfort cooling and suspended ceilings.

Location

Located on the northern side of Fishponds Road, close to Molly Millars Lane within the principle commercial district of Wokingham. The rail station is within walking distance and provides services to Reading and London Waterloo. J10 of the M4 is a short distance to the North and is accessible via the A321 and A329(M).

Accommodation

Name	sq ft	sq m	Availability
Unit - 1	2,196	204.02	Coming Soon
Unit - 2	2,179	202.44	Coming Soon
Unit - 3	2,179	202.44	Coming Soon
Unit - 4	1,598	148.46	Coming Soon
Unit - 5	2,750	255.48	Coming Soon
Unit - 6	4,342	403.38	Coming Soon
Unit - 7	2,179	202.44	Coming Soon
Unit - 8	2,098	194.91	Coming Soon
Unit - 9	1,797	166.95	Coming Soon
Unit - 10	2,361	219.34	Coming Soon
Unit - 11	3,874	359.91	Coming Soon
Unit - 12	2,265	210.43	Coming Soon
Unit - 13	1,603	148.92	Coming Soon
Unit - 14	2,001	185.90	Coming Soon
Unit - 15	3,648	338.91	Coming Soon
Total	37,070	3,443.93	

Terms

The units will be available Freehold or on a new FRI lease, for a term to be agreed.

Legal Costs and VAT

Each party will be responsible for paying their own legal fees. All figures quoted are exclusive of VAT which may be chargeable.



Viewing & Further Information



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