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# New Build Convenience Store in Finchwood Park, Wokingham

## Convenience Store

Finchwood Park Neighbourhood Centre,
Finchampstead, Wokingham, RG40 4BN

Retail

## TO LET

**4,000 sq ft**

(371.61 sq m)

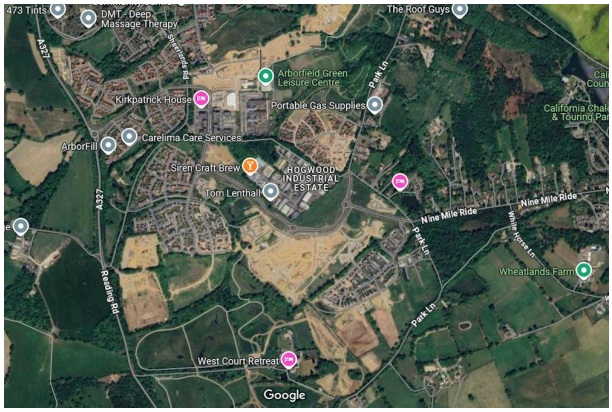
- Set amongst a large Residential Development of New Homes, South of Reading
- Adjacent to Hogwood Industrial & Commercial Estate
- Play Areas, Sang Land and other Community Facilities in Surrounds
- Easy Access to the M4 and M3 providing good Links to the M25, London, South East, South West & Heathrow

# Convenience Store, Finchwood Park Neighbourhood Centre, Finchampstead, Wokingham, RG40 4BN

## Summary

| | |
|---|---|
| **Available Size** | 4,000 sq ft |
| **Rent** | £84,000 per annum |
| **Business Rates** | TBC |
| **Service Charge** | TBC |
| **VAT** | Applicable |
| **Legal Fees** | Each party to bear their own costs |
| **EPC Rating** | Upon enquiry |







## Description

Being built by CALA Homes, this Ground Floor Unit is designed specifically for Convenience Store Use and is set in the heart of Finchwood Park.

Finchwood Park is a new residential development set next to c. 140 acres of wildlife, woodland and green park space. There are numerous other Residential Developments that have been completed, or are in the process of completion, boasting in the region of 3,500 new flats and homes in the locality.

Plans have also been submitted for for additional Community and Commercial facilities.

An additional Retail Unit (c. 1,361 sq ft) is to be built and located next to the Convenience Store providing a 'Retail Destination' for Residents and Employees based in the local Commercial Areas.

There will be plentiful Communal Parking.

The Unit is expected to be completed for fit out November 2027

## Location

Finchwood Park is located to the South of Reading and on the outskirts of Wokingham. There is easy access to both the M4 (J. 10 & 11) and M3 (J.3) providing good transport links to London, the M25, South East and South West.

## Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m |
|---|---|---|
| Ground | 4,000 | 371.61 |

## Viewings

Viewings to be arranged through The Agent only once the Development is near completion. In the meantime, all preliminary questions are to be directed through The Agent.

## Terms

A New Lease to be taken directly with the Landlord

## Viewing & Further Information




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