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New Build Retail Unit in Finchwood Park, Wokingham

Retail Unit 2

Finchwood Park, Finchampstead,
Wokingham, RG40 4BN

Retail

TO LET

1,361 sq ft

(126.44 sq m)

- Set amongst a large Residential Development of New Homes, next to a Convenience Store
- 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

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Summary

Available Size	1,361 sq ft
Rent	£34,200 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 Retail Unit is located next to a Convenience Store 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.

A Convenience Store is to be built and located next to this unit 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 in Early 2027

Please note that this unit is NOT SUITABLE FOR FOOD TAKEAWAY BUSINESSES

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 & J.11) and M3 (J.3) providing good transport links to London, the M25, South East and South West.

The Retail Units are set just off of the Nine Mile Ride, a major link road between South Bracknell and Finchampstead.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,361	126.44

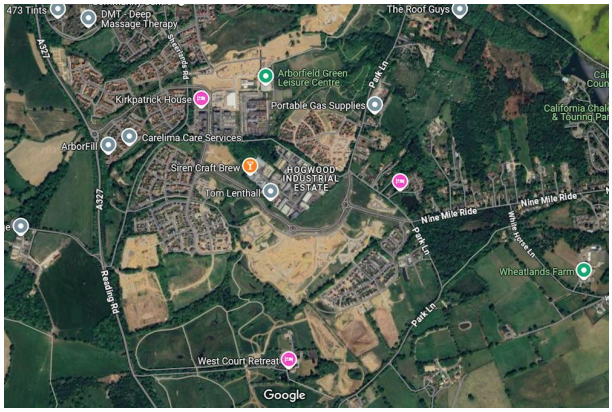
Viewings

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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