JLL®

6 King Street Lane, Winnersh, Wokingham, RG41 5AS

To Let / For Sale

13,689 sq ft

Detached Industrial Warehouse Unit With Secure Yard Available For Sale Or To Let.

6 King Street Lane, Winnersh, Wokingham, RG41 5AS

Summary

- EPC: D (84)
- Lease: New Lease

Further information

- View details on our website

Contact & Viewings

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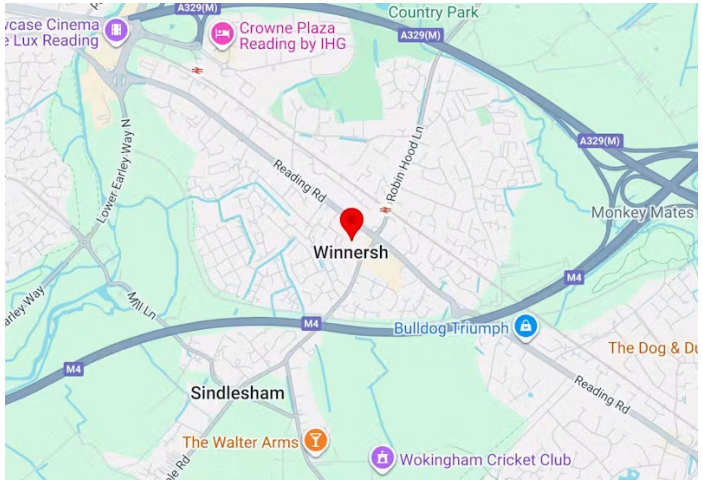

Description

The property comprises a detached industrial unit of brick construction and part steel profile elevations. Its configuration consists of a warehouse with large single storey showroom to the front elevation. The unit is situated on a large site of approximately 0.74 acres and benefits from a secure yard with 22 parking spaces.

Location

The property is well located, just off the A329, Reading Road, within 3 miles (approximately 6 minutes' drive from J10 of the M4 via the A329(M)). Winnersh Train Station is within 5 minutes walk, providing access to Reading Railway Station and London Paddington via the Elizabeth Line. Local amenities include the large Winnersh Sainbury's just opposite the site.

Accommodation

Description	sq ft	sq m
Warehouse	11,119	1,032.99
Showroom	2,570	238.76
Total	**13,689**	**1,271.75**

Specifications

· Eaves of 6m
· Extensive secure yard
· 1 concertina roller shutter door
· 22 parking spaces

Terms

The freehold of the property is available to purchase with vacant possession at a price of £3,600,000. The property is also available by way of a new FRI lease on terms to be agreed and contracted outside the Landlord and Tenant 1954 Act.

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