

WALTERS

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TO LET

SELF CONTAINED GROUND FLOOR

Suitable for trade counter or conversion to office

APPROX 1135 SQ FT

2 minutes from jct 11 of the M4 motorway



**Unit 4b Woodside Business Park,
Whitley Wood Lane, Reading RG2 8LW**

Shaun Walters BSc MRICS

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DESCRIPTION

Unit 4B is a mid terrace unit of part brick, part glazed elevations under a metal clad roof. The suite provides an open plan area on the ground floor which can be used for storage, a trade counter or converted to offices.

LOCATION

The property is located in an exclusive development of only 5 business units and is within 2 minutes' drive of JCT 11 of the M4 motorway. There are excellent shopping facilities close by with both LIDL and Morrisons supermarkets, B&Q and several other retail units.

ACCOMMODATION

Ground Floor 1135 sq ft 105.4 sq m

AMENITIES

- Male and female toilets
- Open plan accommodation
- Suspended ceiling with recessed lighting
- 3 on-site parking spaces

LEASE

The property is available on the basis of an assignment of the existing lease which expires on 31st December 2025. Longer leases may be available subject to negotiation.

RENT

Upon application

VAT

All prices quoted are exclusive of VAT

SERVICE CHARGE

A service charge is payable to cover the maintenance of the car park, roadway and landscaping .

RATEABLE VALUE

£10250. Small business rate relief will be available.

LEGAL COSTS

Each party is to bear their own legal costs in this matter.

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VIEWING

Strictly by appointment through
the sole agent Walters Commercial

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