

WALTERS

COMMERCIAL

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**FOR SALE**  
**WAREHOUSE/INDUSTRIAL UNIT**  
**APPROX. 4475 SQ FT**



**UNIT 11 THE METRO CENTRE**  
**TOUTLEY ROAD**  
**WOKINGHAM RG41 1QW**

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**Shaun Walters BSc MRICS**

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Registered Office:  
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## LOCATION

The property is conveniently located between Reading and Wokingham. The property is within 2 minutes drive of the main Reading Road (A329) which provides quick access to junction 10 of the M4 motorway.

## DESCRIPTION

The property is an end of terrace unit providing good quality accommodation arranged on ground and first floor level. The ground floor provides a mixture of storage and office areas and the first floor is a mixture of cellular and open plan offices. The unit could be reconfigured if required.

## ACCOMMODATION

<b>Ground Floor</b>	<b>2250 sq ft</b>	<b>209 sq m</b>
<b>First</b>	<b>2225 sq ft</b>	<b>207 sq m</b>
<b>Total:</b>	<b>4475 sq ft</b>	<b>4016sq m</b>

## AMENITIES

- 8 Car Spaces
- 3 phase electricity
- Male and female toilets
- Roller shutter door
- Concrete Floor

## ENERGY PERFORMANCE ASSET RATING

71c

## SERVICE CHARGE

A service charge is payable to cover the cost of the general upkeep of the common areas on the estate, details upon application.

## PRICE

The property is available on a freehold basis at offers in excess of £550,000

## RATEABLE VALUE

£29,750

## VAT

All prices quoted are exclusive of vat where applicable

## LEGAL COSTS

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

## VIEWING

Strictly by appointment through the sole agent Walters Commercial

**Shaun Walters**

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