

WALTERS

COMMERCIAL

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**TO LET**  
**SELF CONTAINED WAREHOUSE/WORKSHOP**  
**APPROX 9,894 SQ FT**  
**(smaller areas could be available )**  
**Approx 5 minutes drive from junction 10 of**  
**the M4 motorway**



**Unit 6 Parkside Business Park,**  
**Headley Road, Woodley, Reading RG5 4JB**

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**Shaun Walters BSc MRICS**

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Registered Office:  
Victoria House, 26 Queen Victoria Street  
Reading RG1 1TG

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## DESCRIPTION

Unit 6 is a mid-terrace unit of brick, part glazed elevations under a metal clad roof. The building provides large open plan workshops with several loading doors and first floor offices. In addition, there is a reception area and toilets.

## LOCATION

The property is located in an exclusive development of 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 Waitrose supermarkets, and various other retail units.

## ACCOMMODATION

Workshop 1	4086 sq ft
Workshop 2	3822 sq ft
Store	566 sq ft
Reception	288 sq ft
Restroom/wcs	402 sq ft
First floor	
Office	730 sq ft
TOTAL	9,894 SQ FT

## AMENITIES

Self-contained  
open plan areas  
Several loading doors

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On-site parking spaces  
General eaves height 3.5m rising to 4.5m

### **LEASE**

The property is available on the basis of a new full repairing and insuring lease for a term to be agreed.

### **RENT**

£108,834 per annum exclusive payable quarterly in advance

### **VAT**

All prices quoted are exclusive of VAT

### **BUILDING INSURANCE**

The current annual building insurance premium is £1,510 exclusive.

### **SERVICE CHARGE**

A service charge is payable to cover the maintenance of the car park, roadway and landscaping. The current estimated annual service charge is £6850 exclusive.

### **RATEABLE VALUE**

£116,000, the current estimated rates payable is £59,400 per annum.

### **LEGAL COSTS**

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

### **VIEWING**

Strictly by appointment through the sole agent Walters Commercial

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