

WALTERS ■■■

COMMERCIAL

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TO LET
Warehouse/Light Industrial Unit
Approximately 2148sq ft



**Unit 7 Parkside Business Park,
Headley Road
Woodley Reading
RG45 4JB**

Shaun Walters BSc MRICS

Registered Office:
Victoria House, 26 Queen Victoria Street
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LOCATION

The property is located on a small development of office and industrial units within two minutes' walk of Woodley Centre. Woodley is a thriving town located approximately 3 miles east of Reading with excellent access to A329/M4 motorway. Woodley centre provides an excellent mixture of retail and leisure to include Waitrose, LIDL and a number of restaurants.

DESCRIPTION

The property is an open plan warehouse/industrial unit which is self-contained and benefits from a loading door, small kitchen area and toilet.

ACCOMMODATION

Ground Floor 2148 sq ft Gross internal

AMENITIES

- Self-Contained
- Kitchenette and toilet
- onsite parking spaces
- Loading Door 3m wide x 3.27m high

LEASE

The property is available on a new effective full repairing and insuring lease for a term of 5 years (longer terms may be available subject to negotiation).

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RENT

£23,628 per annum payable quarterly in advance.

BUILDING INSURANCE

The current annual building insurance premium is £262.

VAT

VAT will be payable on the rent and other outgoings.

SERVICE CHARGE

A service charge will be payable to cover the cost of cleaning and maintenance of the carpark and landscaping. The current annual service charge is £1,360.

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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