

TO LET Warehouse/Light Industrial Unit Approximately 2148sq ft

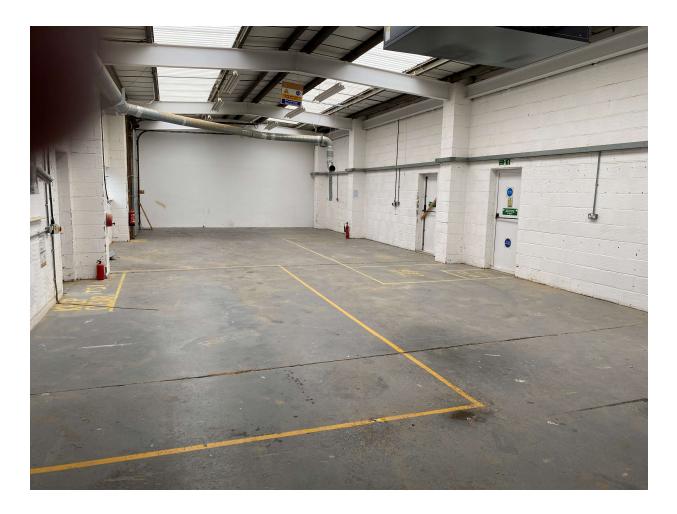


Unit 7 Parkside Business Park, Headley Road Woodley Reading RG45 4JB

Shaun Walters BSc MRICS

Registered Office: Victoria House, 26 Queen Victoria Street Reading RG1 1TG M: 07764 230561 E: swalters@walterscommercial.co.uk W: www.walterscommercial.co.uk





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 selfcontained 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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COMMERCIAL

RENT

£23,628 per annum payable quarterly in advance.

BUILDING INSURANCE

The current annual building insurance premium is \pounds 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 **Shaun Walters** M: 07764 230561 E: swalters@walterscommercial.co.uk

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