

WALTERS

COMMERCIAL

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TO LET
APPROX 2194 sq ft
High Tech/Office/Storage unit



42 Ivanhoe Road
Hogwood Lane Industrial Estate
Finchampstead, Berkshire
RG40 4QQ

Shaun Walters BSc MRICS

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

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DESCRIPTION

The property comprises a Semi-detached two storey building with a fitted open plan office at first floor level. The ground floor office is currently partly fitted with a meeting room which could be removed to provide open plan storage /workshop area with a 2.4metre wide access door. There are toilets on both floors and 8 on-site parking spaces.

LOCATION

The property is situated on the popular Hogwood Industrial Estate which is well established with access to both the M3 and M4 motorways both being a short drive away. There are new developments

proposed which will provide new facilities to include a café and supermarket.

ACCOMMODATION

Ground Floor approx.	1094 sq ft
First Floor approx.	1100 sq ft
Total	2194 sq ft
All areas are Gross Internal	

AMENITIES

Self-contained
open plan areas
Toilets on each floor
8 on-site parking spaces.

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LEASE

A new full repairing and insuring lease is available on a term to be agreed.

RENT

£25,000 (twenty-five thousand pounds exclusive of VAT)

FUNDING

Interested parties will need to provide 3 years audited accounts to be approved by the landlord or alternatively a 6-month rent deposit.

VAT

All prices quoted are exclusive of VAT

LEGAL COSTS

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

VIEWING

Strictly by appointment through the sole agent Walters Commercial

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