

**WALTERS**

**COMMERCIAL**

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**TO LET**  
**APPROX 2500sq ft**  
**Warehouse /Light Industrial Unit**



**Units 10 Marino Way**  
**Hogwood Lane Industrial Estate**  
**Finchampstead ,Wokingham**  
**Berks RG40 4RF**

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**Shaun Walters BSc MRICS**

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Registered Office:  
Victoria House, 26 Queen Victoria Street  
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## DESCRIPTION

The property is an end terrace unit with the benefit of a ground and first floor office and male and female toilets. The warehouse benefits from a concrete floor, has an eaves height of 3.74m rising to 5.72m at the Apex and is accessed via a loading door which is 3.8 m high by 3.3m wide. Unit 10 has the benefit of an area to the side which could be enclosed or provide additional parking.

## LOCATION

The property is located on the popular Hogwood Industrial Estate which is approximately two miles south of Wokingham. There is easy access to both the M4 motorway at junction 11 and the

M3 motorway at junction 4A.

Wokingham's mainline station has direct lines to Reading and London Waterloo.

## ACCOMMODATION

Unit 10	
Ground Floor Warehouse	1974sq ft
Ground floor office/wcs	263 sq ft
First Floor office	263 sq. ft
Total	2500 sq ft
Mezzanine in unit 10 approx.	938 sq ft

## LEASE

A new full repairing and insuring lease is to be granted for a term to be agreed.

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**RENT**

£32,500 per annum payable quarterly in advance per unit.

**SERVICE CHARGE**

A service charge is payable to cover the cost of maintaining the external carparking areas and landscaping to the estate. The current annual service charge is £360 .

**BUILDING INSURANCE**

The current annual building insurance is £1008.07.

**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**

VAT is chargeable on the rent at the going rate.

**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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