

WALTERS

COMMERCIAL

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TO LET
SELF CONTAINED WAREHOUSES/WORKSHOP
AND OFFICES

APPROX 4086sq ft/5078sq ft ,
OFFICE 730sq ft

Approx 5 minutes drive from jct 10 of the M4
motorway



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

Shaun Walters BSc MRICS

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
Workshop 3	1237 sq ft
Store	566 sq ft
Reception	288 sq ft
Restroom/wcs	402 sq ft
First floor	
Office	730 sq ft
TOTAL	11131 SQ FT

AMENITIES

Self-contained
open plan areas

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Several loading doors
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

Workshop 1 £33,000 per annum exclusive

Workshop 2&3 £41,000 per annum exclusive

Office £7,300 per annum exclusive

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 for the entire building is £6850 exclusive.

RATEABLE VALUE

Rates would be charge separately based on the floor area occupied.

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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