



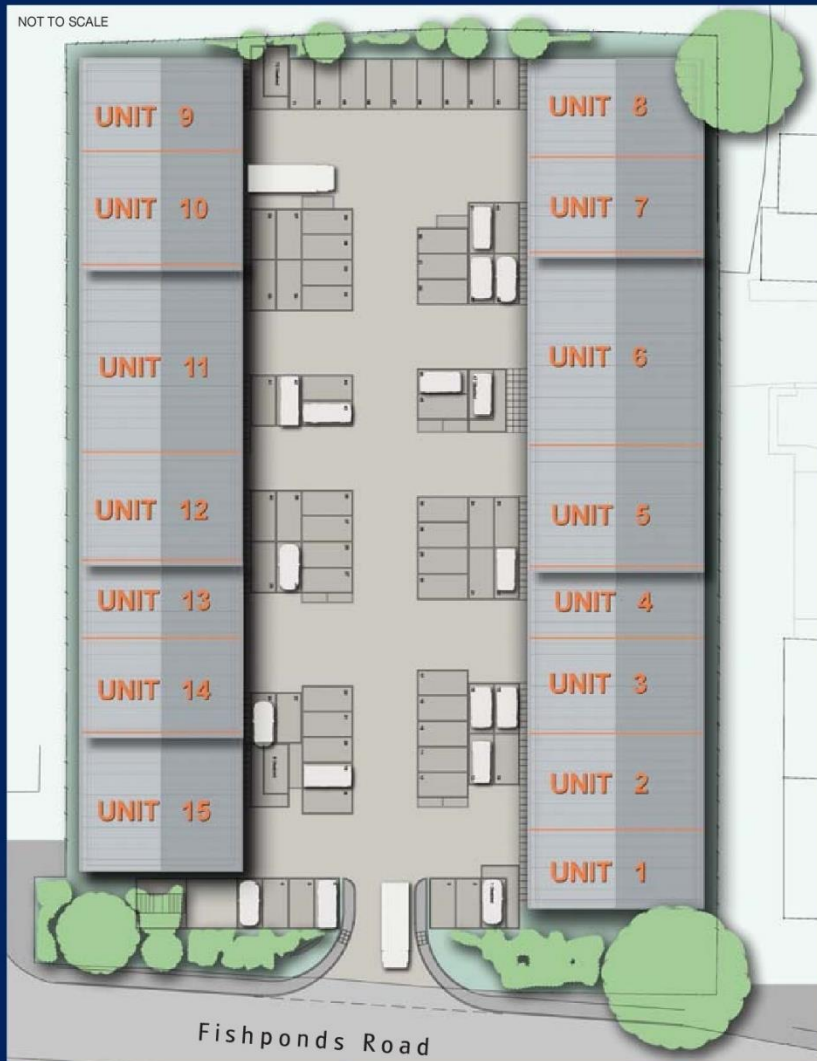
Meridian Business Units · Fishponds Road  
Wokingham · RG41 2GZ

## FOR SALE/LET

A rare opportunity to acquire freehold B2/B8 warehouse/ industrial and B1 office units in Wokingham

Units from  
1,598 sq ft (148.46 sq m)

NOT TO SCALE



Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee it's accuracy, nor is it intended to form part of any contract. All areas quoted as approximate. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

## LOCATION

The proposed development is located on the northern side of Fishponds Road, in close proximity to Molly Millars Lane within the principle commercial district of Wokingham. Wokingham railway station is within walking distance providing links to Reading and London Waterloo. Junction 10 of the M4 motorway is a short distance to the north, accessed via the A321 and A329 (M).

## DESCRIPTION

The development is to comprise 15 new steel framed units with high quality flat panel and sinusoidal cladding within a self-contained site. Units 1,2,14 & 15 have fully fitted offices at first floor. The ground floor of these units is flexible and can be used either as offices or R & D production space. Units 3 to 13 are for full height warehouse accommodation with part mezzanine floors.

## KEY FEATURES

- Three phase power supply
- Roof lights
- Mezzanine floors
- Allocated parking
- 7m eaves height
- Opportunity to combine units
- Popular location with excellent transport links
- Comfort cooling and suspended ceilings to office units
- Electrically operated loading doors to warehouse units
- All mains services to office buildings
- High specification
- Rarely available freeholds
- Fitted WCs including disabled

## TERMS

The Units are available for sale freehold or to let.

## UNIT FLOOR AREAS

Unit 1	2,196 sq ft (204.02 sq m)
Unit 2	2,179 sq ft (202.43 sq m)
Unit 3	2,179 sq ft (202.43 sq m)
Unit 4	1,598 sq ft (148.46 sq m)
Unit 5	2,750 sq ft (255.48 sq m)
Unit 6	4,342 sq ft (403.39 sq m)
Unit 7	2,179 sq ft (202.43 sq m)
Unit 8	2,098 sq ft (194.91 sq m)
Unit 9	1,797 sq ft (166.95 sq m)
Unit 10	2,361 sq ft (219.34 sq m)
Unit 11	3,874 sq ft (359.91 sq m)
Unit 12	2,265 sq ft (210.43 sq m)
Unit 13	1,603 sq ft (148.92 sq m)
Unit 14	2,001 sq ft (185.90 sq m)
Unit 15	3,648 sq ft (338.91 sq m)

Further information via the agent:



Sat nav: RG41 2GZ