



**DUE TO BE REFURBISHED**

**TO LET**

Industrial/Warehouse Unit

**6,419** sq.ft (596 sq.m)

**Unit 4, Headley Park 9, Woodley, Reading, Berkshire RG5 4SQ**

• Earley and Winnersh Triangle rail stations are a short drive away



**01384  
400123**

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**Unit 4, Headley Park 9, Woodley, Reading, Berkshire RG5 4SQ**



Indicative image



Indicative image

## Unit 4, Headley Park 9, Woodley, Reading, Berkshire RG5 4SQ

### Areas (Approx. Gross Internal)

Warehouse	6,419 sq.ft	(596 sq.m)
<b>Total</b>	<b>6,419 sq.ft</b>	<b>(596 sq.m)</b>

### Description

The property is a mid-terrace unit on a small established estate of six other units close to Woodley centre which is approximately 4 miles east of Reading.

The property will be refurbished providing an open plan warehouse with offices at ground and first floor level.

### Warehouse

- 6M minimum eaves height
- Electrically operated loading door
- 3 phase power
- Concrete floor

### Offices

- Carpets
- Suspended ceilings
- Heating

### Rent

POA.

### Business Rates

Rateable Value £57,500. All parties to make their own enquiries with Wokingham Borough Council.

### Terms

The premises will be available on the basis of a new full repairing and insuring lease for a term to be agreed.

### Service Charge

A service charge of £0.50 psf will be levied for the provision of a security service and maintenance of estate roads, landscaping and common areas.

### Insurance

The Landlord will insure the premises the premiums to be recovered from the tenant.

### Energy Performance

Further information available upon request.

### Planning

All interested parties are to make their own specific enquiries directly with the Local Planning Authority as to their intended use.

### Legal and Surveyor Costs

Each party will be responsible for their own legal and surveyors costs incurred with the proposed transaction.



### Location - RG5 4SQ

Postcode area is located in Woodley, Reading. It is an urban locality with a mix of residential and commercial properties. The area is served by Winnersh Triangle station, approximately 2 km away, and is well-connected by local bus services.

The industrial units in this area are part of a larger urban city and town setting, with nearby schools including The Ambleside Centre and Willow Bank Infant School. The area falls under the Thames Valley Police force and is supplied by Thames Water.



### Viewing

Strictly via prior appointment with the appointed agent



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