



Eastheath House

Eastheath Avenue, Wokingham, RG41 2PR

Warehouse with ancillary offices to let in Wokingham with a secure yard and two loading doors.

11,431 sq ft
(1,061.97 sq m)

- Large secure yard and office parking
- Clear eaves height 4.8m (8.8m at apex)
- Upgraded kitchen facilities
- Two electric level loading doors
- Refurbished office content
- Easy walking distance to local amenity

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Summary

Available Size	11,431 sq ft
Rent	£13 per sq ft
Rates Payable	£2.58 per sq ft
Rateable Value	£57,500
Service Charge	TBC
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (57)

Description

The property comprises a warehouse with ancillary ground floor offices with large secure yard and parking area. The warehouse offers clear, column free space with an eaves height of 4.8m rising to 8.8m at apex and two level loading doors. The adjoining offices are of good quality and include a recently refurbished open plan kitchen/breakout area. The secure yard extends to approx 0.2acres.

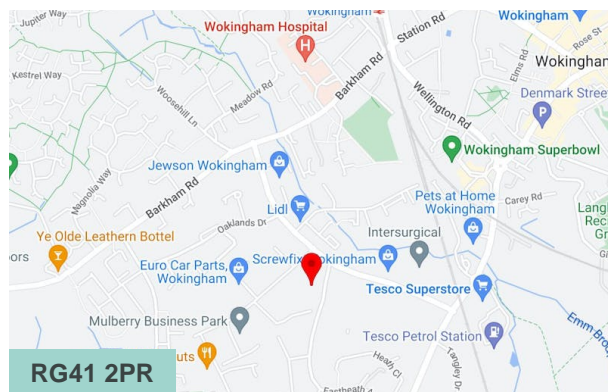
Location

Located just off Molly Millars Lane, the property is within easy reach of Wokingham town centre, local amenities and excellent transport links. Wokingham train station which provides regular train services to London Waterloo and Reading is a short walk away.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Office and Industrial	11,431	1,061.97	Available
Total	11,431	1,061.97	



Viewing & Further Information



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