

UNITS TO LET

FROM **1,386 ft²**



NEWLY
REFURBISHED



CLOSE TO M4
MOTORWAY



ADJACENT TO
WOKINGHAM STATION

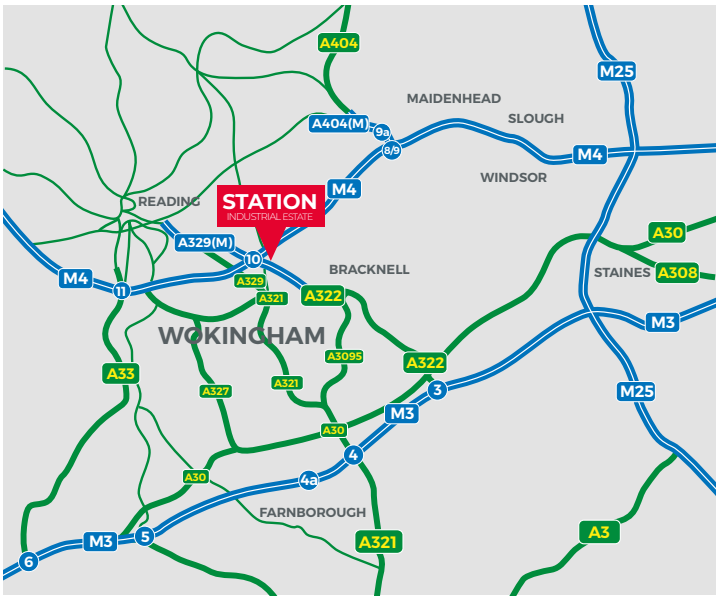


www.ipif.com/station

MODERN INDUSTRIAL / WAREHOUSE UNITS TO LET

STATION INDUSTRIAL ESTATE
OXFORD ROAD, WOKINGHAM, RG41 2YQ

IPIF



LOCATION

Station Industrial Estate is well positioned adjacent to Wokingham mainline railway station and fronts on to the busy Barkham Road. Access to the site is off Oxford Road on the south-west boundary.

Wokingham is located between Reading and Bracknell town centres and is situated approximately 30 miles south west of London. Junction 10 of the M4 motorway is approximately 2.5 miles away.

DESCRIPTION

The units are of brick and steel portal frame construction, with profile corrugated steel cladding and concrete floors. The units benefit from roller shutter loading doors, male and female WCs, and small kitchenette facilities.

SPECIFICATION

- Manual roller shutter doors
- Adjacent to Wokingham mainline station
- Shared yard area and allocated parking
- Male and Female WCs
- Kitchenette area

ACCOMMODATION

Available accommodation comprises of the following gross internal areas:

UNIT 7	M ²	FT ²	EPC
Ground Floor Warehouse	197	2,118	D-93
First Floor Office	32	345	
TOTAL	229	2,463	

UNIT 10	M ²	FT ²	EPC
Ground Floor Warehouse	128.81	1,386	B-32
TOTAL	128.81	1,386	

LEASE TERMS

The unit is available on a new full repairing and insuring lease.

BUSINESS RATES

Available upon request.

SERVICE CHARGE

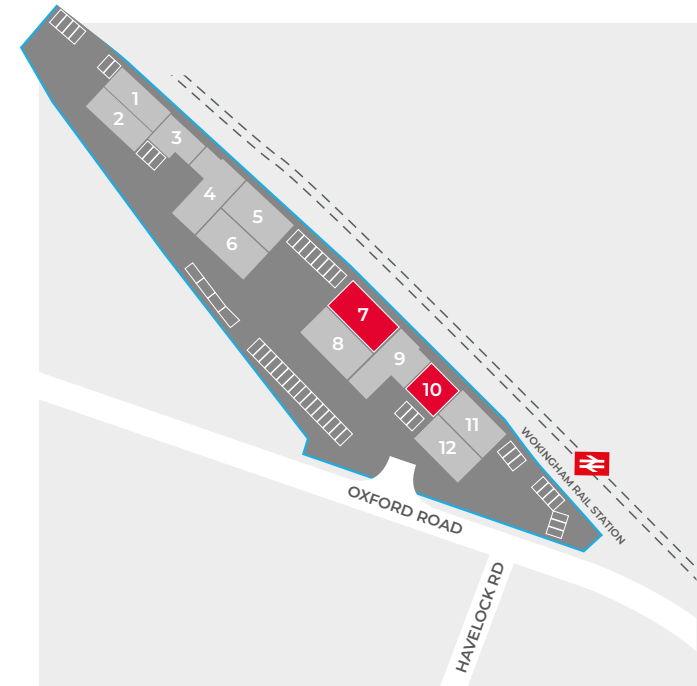
A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.



On behalf of the landlord

IPIF
0800 804 8600
www.ipif.com

Rachel Sharman
rachel.sharman@ipif.co.uk

HASLAM'S
CHARTERED SURVEYORS
0118 921 1515
WWW.HASLAM'S.CO.UK

Ed Ponting
edponting@haslams.co.uk
07921 404 659

Georgia Fearn
georgiafearn@haslams.co.uk
07512 333 297