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inc. Watts & Son est. 1846

Residential & Commercial Estate Agents
Sales • Lettings • Auctioneers • Valuers

Chartered Surveyors & Estate Agents

Unit 2, 125-127 Reading Road, Wokingham RG41 1HD



General Industrial (suitable for MOT Centre) with “self contained” residential accommodation above.

General Industrial - Two bays 8.52m x 5.03m approx with vehicular access and 8.55m x 4.74m adjoining a pedestrian access at the front. Total 84.86 sq m (915 sq ft) approx

Two car parking spaces.

First floor flat – independently approached with

3 bedrooms, bathroom, open plan reception accommodation with kitchen.

Within a secure gated compound with other motor vehicle use occupiers.

About 1 mile from Wokingham town centre.

Freehold with vacant possession.

Predicted Broadband Speeds: Ultrafast 1000Mbps highest available upload speed and 1000Mbps highest available download speed.

Energy Performance: Commercial Band E

Residential Band D

For further information or an appointment to view please contact our Wokingham branch on 0118 978 0777 or w@martinpole.co.uk



Offers in excess of £425,000 Sole Agents

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LOCATION: The property forms part of a small commercial development, mainly occupied by the motor vehicle trade including Munich Motors (BMW specialists), MOT Centres, tyre and exhaust centre, motorbike sales and adjoining car sales. The development is about 1 mile from Wokingham town centre and 3 miles from the A329M which leads to the M4 (Junction 10). There is a bus stop on the road frontage whilst Wokingham railway station is also just over 1 mile.

DESCRIPTION: Part of an "L" shaped building currently occupied and the business is moving elsewhere in the development. Considerable recent improvements include a new roof and some reconfiguration of the ground floor to suit the current occupation.

PLANNING: The property is within the administration area of Wokingham Borough Council. Two recent planning consents:

- i) Application number 232496 granted approval for a change of use of ground floor from light industrial to general industrial (Class B2) approved October 2023 and implemented. The application included reference to an MOT Testing Centre.
- ii) The residential accommodation was the subject of a Certificate of Lawful Use in 2017, reference L170493.

RATEABLE VALUE: £10,000 from 1st April 2026.

SERVICES: Mains water, gas, electricity and drainage are connected.

TENURE: Freehold with vacant possession. 2 parking spaces parallel to the front of the building.

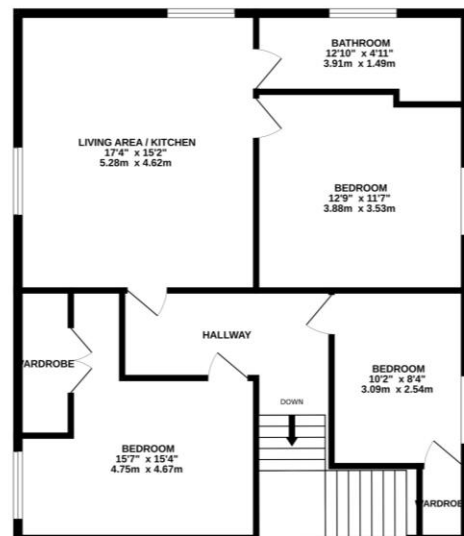
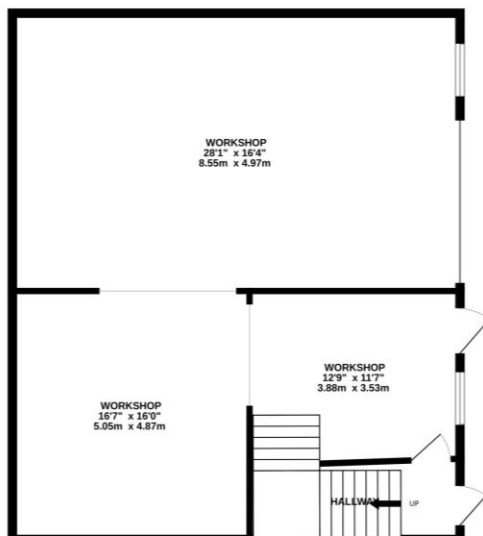
VIEWING: Strictly by appointment with the Landlord's Sole Agents **Martin & Pole**, Telephone: 0118 978 0777 or wokingham@martinpole.co.uk Folio No: 36990

IMPORTANT NOTE:

We have endeavoured diligently to ensure the details of this property are accurate. We have not tested the services, appliances and fittings (if any) referred to in the details. We recommend that each of the statements is verified and the condition of the property and of the services, appliances and fittings (if any) is investigated by you or your advisers before you finalise your offer or enter into a contractual commitment.

Ground Floor
Approx
924 sq ft
85.8 sq m

Total
Approx
1848.59 sq ft
171.7 sq m



First Floor
Approx
924 sq ft
85.8 sq m

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