



Modern Warehouse Unit In Centre of Wokingham's Commercial Centre To Let

Unit 8, Anglo Industrial Park

Wokingham, RG41 2AN

Industrial TO LET

3,356 sq ft

(311.78 sq m)

- High bay warehouse with 5-7m eaves
- 3 phase electric supply
- Loading door- 3.5m wide x 4.2m high
- Opportunity to add offices & additional mezzanine
- 4 allocated parking spaces + loading

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Summary

Available Size	3,356 sq ft
Rent	£40,000 per annum
Rates Payable	£13,716 per annum As from April 2026. Please check these figures with the VOA/HMRC
Rateable Value	£31,750
Service Charge	£0.30 per sq ft Subject to annual variances
EPC Rating	D (86)

Description

Unit 8 is a modern terraced industrial/warehouse unit forming part of the relatively newly developed Anglo Trade Park. This single storey unit benefits from good eaves height, high floor loading capacity, steel frame and a large roller shutter door. 3 phase electric supply.

There are 4 allocated parking spaces plus a loading bay in front of the roller shutter.

Location

Anglo Trade Park is located in one of the main commercial areas in Wokingham within walking distance of the mainline railway station and the town centre. Fishponds Road is accessed directly from Molly Millars Lane which links to the A321 to the East and the B3349 to the West. The A321 provides an indirect link to the M3 Junction 4 (15 miles) and M4 Junction 10 (6 miles).

Accommodation

Name	sq ft	sq m
Ground - Warehouse	2,306	214.23
Mezzanine	1,050	97.55
Total	3,356	311.78

Viewings

By arrangement with the agent.

Terms

A new FRI lease for a term to be agreed.

Legal Costs

Each party will be responsible for paying their own legal fees.

VAT

All figures quoted are exclusive of VAT which is chargeable.



Viewing & Further Information



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