

UNIT 2 ANGLO INDUSTRIAL ESTATE

FISHPONDS ROAD | WOKINGHAM

RG41 2AN



MODERN WAREHOUSE / TRADE UNIT

TO LET - 2,993 SQ FT (278.06 SQ M)

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hurstwarne.co.uk

KEY BENEFITS

- Modern Warehouse / Trade Unit
- Adjacent Brewers Decorator Centre
- Fantastic Eaves (6.6m rising to 8.1m)
- Substantial Mezzanine Inc Well-Fitted Office
- Air-conditioned
- Contemporary Security Systems and Security Gate

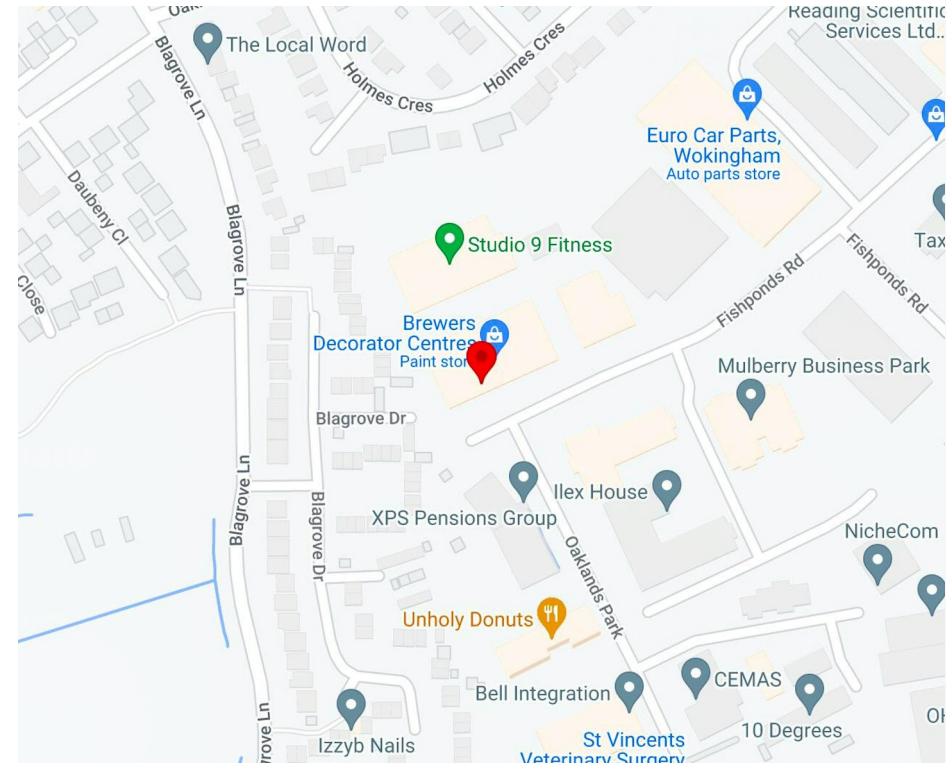
LOCATION

Anglo Trade Park is one of the main commercial districts of Wokingham. It is located a short distance from the mainline railway station and town centre amenities. Wokingham benefits from excellent road links onto the M3 (Junc 4) / M4 (Junc 10) and onward motorway network.

DESCRIPTION

The property comprises a modern, mid-terrace warehouse / trade unit built to a high-specification which includes; 3-phase power, fantastic eaves providing excellent cubic capacity, a substantial mezzanine with almost 4m clearance to the underside, a roller shutter loading door and a well-appointed first floor office together with an almost new AC/Heating system.

Externally, the property benefits from 4 x parking spaces.



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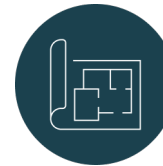
ACCOMMODATION

NAME	SQ FT	SQ M
Ground	2,007	186.46
Mezzanine - Storage / small office	986	91.60
TOTAL	2,993	278.06

Floor areas are approximate GIA

AVAILABILITY

The property is available from October 2026.



SUMMARY

- Rent: Rent on application
- Available Size: 2,993 sq ft
- Rates Payable: £16,200 per annum based on the current valuation.
- Estate Charge: £0.50 per sq ft approx. based on the current year.
- EPC: D (91)

TERMS

The property is available to let by way of a new lease direct from the landlord.



VIEWINGS & INFORMATION



Mark Leah

T 01483 388800

M 07769 973371

E mark.leah@hurstwarne.co.uk



Tirion Llewelyn

T 01483 388800

M 07516 690873

E tirion.llewelyn@hurstwarne.co.uk

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