

TO BE REFURBISHED



TO LET

Industrial/Warehouse Unit

4,510 sq.ft (419 sq.m)

Unit 6, Headley Park 9, Woodley, Reading, Berkshire RG5 4SQ

• Winnersh Triangle station, approximately 2 km away

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INDICATIVE IMAGERY



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Areas (Approx. Gross Internal)

Warehouse	4,510 sq.ft	(419 sq.m)
Total	4,510 sq.ft	(419 sq.m)

Rent
POA.

Business Rates

Rateable Value £54,000.

All parties to make their own enquiries with Wokingham Borough Council

Service Charge

A service charge of £0.47 psf will be levied for the provision of a security service and maintenance of estate roads, landscaping and common areas.

Insurance

The Landlord will insure the premises the premiums to be recovered from the tenant.

Energy Performance

D. Further information available upon request.

Planning

All interested parties are to make their own specific enquiries directly with the Local Planning Authority as to their intended use.

Legal and Surveyor Costs

Each party will be responsible for their own legal and surveyors costs incurred with the proposed transaction.



Location - RG5 4SQ

postcode area is located in Woodley, Reading, within the Coronation ward of the Wokingham unitary authority. It is an urban locality with a mix of residential and commercial properties. The area is served by Winnersh Triangle station, approximately 2 km away, and is well-connected by local bus services

The industrial units in this area are part of a larger urban city and town setting, with nearby schools including The Ambleside Centre and Willow Bank Infant School. The area falls under the Thames Valley Police force and is supplied by Thames Water. The local parish is Woodley, and the area is part of the Maidenhead constituency.

Viewing

Strictly via prior appointment with the appointed agent

WALTERS
COMMERCIAL
07764 230561
walterscommercial.co.uk

Shaun Walters
07764 230561
swalters@walterscommercial.co.uk

LCP.
part of M²Core

01384
400123

searchlcp.co.uk



Claudia Gasparro
07831 338014
CGasparro@lcpproperties.co.uk

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