



HASLAM'S
CHARTERED SURVEYORS

NEW INSTRUCTION

FOR SALE



UNIT 6 THE METRO CENTRE

Toutley Road Wokingham Berkshire RG41 1QW

TYPE	HYBRID OFFICE / WAREHOUSE
TENURE	FREEHOLD INVESTMENT
SIZE	3,006 SQ FT (279 SQ M)

KEY POINTS

- > Freehold investment opportunity
- > Popular commercial estate
- > Let to Bio-Technology Associates Limited producing £30,060 per annum exclusive



Location

The property is conveniently located between Wokingham and Reading. The property is within two minutes drive of the main Reading Road (A329) which provides swift access to Junction 10 of the M4 Motorway.

Description

The property comprises a detached two-storey unit comprising open plan offices at first floor and a combination of meeting rooms and storage space on the ground floor.

The unit could also be reconfigured to include full storage / warehouse accommodation at ground floor level.

Specification

- Air conditioning and heating
- Suspended ceilings
- Kitchen
- Male and Female WC's
- Roller shutter loading door
- 4 car parking spaces

Accommodation

We understand the Gross Internal floor areas (GIA) are as follows;

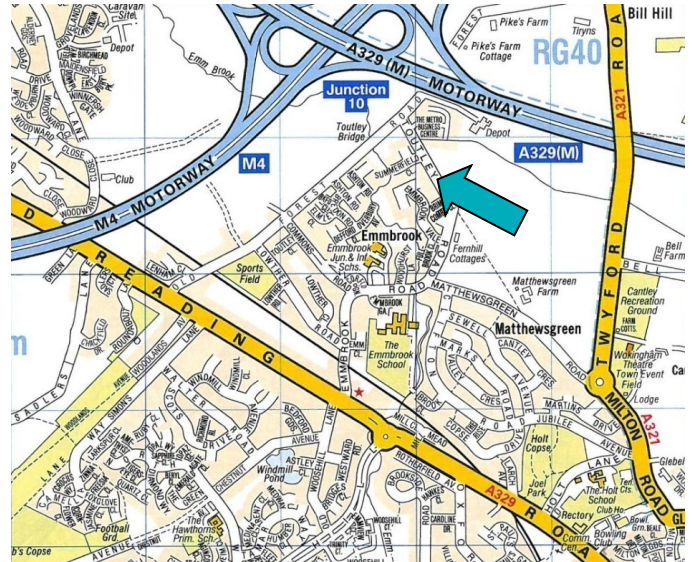
Floor	sq ft	sq m
Ground	1,503	139.63
First	1,503	139.63
Total	3,006	279.26

Energy Performance Asset Rating

EPC Rating: D:91

Business Rates 2023/24

The Rateable Value for this property is £24,500



Lease Summary

The entire property is let to Bio-Technology Associates Limited on an FRI lease.

- Term: 5 years, commencing on 1st February 2022 and ending on 31st January 2027
- Rent: £30,060 per annum exclusive
- Rent review: Upwards only to open market rent on 3rd anniversary
- Outside of the Security of Tenure Provisions of the Landlord and Tenant Act 1954.

A copy of the lease is available on request.

Terms

The Freehold interest is available for sale. Price on application.

Anti-Money Laundering Regulations

To comply with Anti Money Laundering regulations, Haslams Surveyors LLP undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Viewing & Further Information

Please contact the sole agent for further information or an appointment to view.



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