



**HASLAM'S**  
CHARTERED SURVEYORS

DEVELOPMENT SITE

**FOR SALE**



# VEHICLE WORKSHOPS

Old Bath Road Charvil / Twyford RG10 9QJ

<b>TYPE</b>	<b>VEHICLE WORKSHOPS / DEVELOPMENT SITE</b>
<b>TENURE</b>	<b>FREEHOLD</b>
<b>SITE AREA</b>	<b>1.45 ACRES (approx.)</b>
<b>WORKSHOPS</b>	<b>13,163 SQ FT (ex mezz) 19,267 SQ FT (inc. mezz)</b>
<b>PRICE</b>	<b>£3,000,000</b>

## KEY POINTS

- > Established industrial site
- > Of interest to owner occupiers or developers
- > Suitable for redevelopment (STP)
- > Strong Thames Valley Location
- > Good access to A329 and M4 via J8/9 & 10
- > Vacant possession

T: 0118 921 1515    W: [haslams.co.uk](http://haslams.co.uk)



## Location

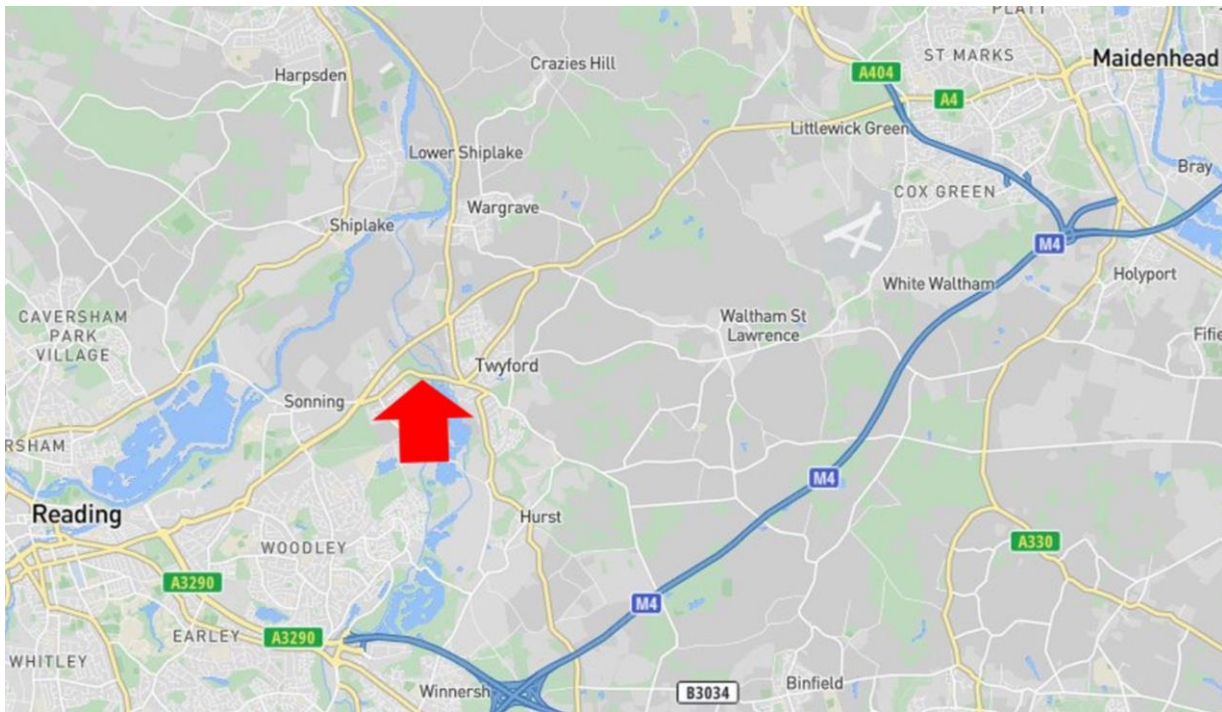
The property is located approximately 5 miles east of Reading fronting the A3032 Old Bath Road midway between Twyford and Charvil.

The centre of Twyford is half a mile to the east and includes a main line railway station which provides access to London Paddington.

To the south is a country park and lake.

The M4 motorway is accessible via Junction 10 or at Maidenhead Junction 8/9.

We would refer you to the location plans below for further information.



## Description

The site of approximately 1.45 acres comprises 2 basic industrial units with a gross internal area of approximately 13,000 ft plus additional mezzanine floors

The buildings are in the main constructed of concrete portal frames with corrugated asbestos cladding to the roof and walls, apart from brickwork up to approximately 2 metres in height. The single storey office is constructed of brick elevations with a flat felted roof.

Please refer to site plan below and photographs of the property accompanying these particulars of sale for further information.



Not to Scale

## Planning History

Previously described as an established industrial site by planning officers, the current industrial / commercial use of the site dates back to 1950's when it was used as a scrap yard and latterly for motor vehicle servicing and repairs since the 1960's. The current owner / occupier has been on site for around 60 years. It is understood the existing circa. 13,000 sq ft of workshops currently on the site date from the 1970's. Consent for an additional light industrial building of around 3,000 sq ft was granted in 2009 but never implemented.

The adjacent similar sized site, Denmark House, has had a series of planning consents in 2007 and 2012 for additions to the warehousing / distribution and associated office uses and currently stands at circa 26,000 sq ft.

Any planning related queries should be directed to the Local Planning Authority: Wokingham Borough Council.

## Environmental

A stage 1 and 2 environmental report and DWG plan are available upon request.

## Tenure

The entire site is freehold and full vacant possession will be given on completion of the sale.

## Services

We understand that the site is connected to mains electricity but is not connected to mains sewage or gas and there are 3 septic tanks under the yard. However, prospective purchasers are advised to make their own independent enquiries of the individual authorities to verify the capacity and availability of such services.

## Schedule of Accommodation

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

Description	Sq ft	Sq m
<b>Workshop North</b>		
Ground Floor Office	2,247	208.75
Ground Floor Workshop	6,003	557.68
<b>Total</b>	<b>8,250</b>	<b>766.43</b>
Mezzanine	2,185	202.99
<b>Workshop South</b>		
Ground Floor Workshop	4,413	409.97
Mezzanine	3,919	364.08
<b>Outbuilding</b>	<b>500</b>	<b>46.45</b>
<b>Grand Total (ex mezz.)</b>	<b>13,163</b>	<b>1,222.84</b>
<b>Grand Total (inc. mezz.)</b>	<b>19,267</b>	<b>1,789.90</b>

## Business Rates

The property lies within the administrative authority of Wokingham Borough Council (the "Rating Authority") and is shown on the rating list as having a Rateable Value of £59,500.

## Energy Performance Assessment Rating (EPC)

Unit 1	F:149
Unit 1a	D:96
Unit 2	E:125
Unit 2a	F:146

Copies available on request.

## Method of Sale

The property's freehold interest is offered for sale at **£3,000,000** by way of informal, non-binding tender with the vendor reserving the right not to accept the highest or any offer and also reserving the right to withdraw the property from sale or to vary the method of sale at any time without notice.

Offers should be made on an unconditional or conditional (i.e. subject to planning basis) and must be made net of any anticipated abnormal costs associated with the development of the site. Any anticipated abnormal costs to include the allowance for decontamination should be clearly quantified in the offer letters. Consideration will be given to a short delay of completion post exchange of contracts. Or alternatively a short lease back would also be considered.

All offers should be marked "Old Bath Road Twyford - Offer to Purchase" and addressed to:

Mr Neil Seager, Haslams Surveyors LLP,  
Apex, Forbury Road, Reading, Berkshire, RG1 1AX  
neilseager@haslams.co.uk

## VAT

The property is not elected for VAT and therefore VAT will not be payable on the purchase price.

## 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.

## Viewings

Viewings are by appointment only. A series of open mornings may be designated. TBC

Please note that parties must not enter the property without our prior authority and any inspection of the site is at the prospective purchaser's risk.

## Enquiries

All enquiries should be directed to the vendor's sole agent:

Mr Neil Seager  
Haslams Surveyors LLP  
Apex  
Forbury Road  
Reading  
Berkshire  
RG1 1AX

Telephone: 07879 600069 (Neil Seager Direct Line)  
Telephone: 0118 921 1500 (Switchboard)  
Email: [neilseager@haslams.co.uk](mailto:neilseager@haslams.co.uk)

### Misrepresentation Act 1967 – Haslams give notice that:

1. These particulars do not constitute any part of an offer or contract.
2. None of the statements contained in these particulars are to be relied on as statements or representations of fact; intending parties must satisfy themselves as to the correctness of each of these statements.
3. Haslams and their clients have no authority to make or give any representation or warranty in relation to the property.

**Finance Act 1989** – Unless otherwise stated, all prices and rents are quoted exclusive of VAT.

**Consumer Protection from Unfair Trading Regulations 2008** – These details are believed to be correct as at April 2024 but may be subject to subsequent amendment. Any plans or drawings are indicative and for guidance only.

Particulars Printed April 2024



Neil Seager

0118 921 1516  
[neilseager@haslams.co.uk](mailto:neilseager@haslams.co.uk)



Georgia Fearn

0118 921 1513  
[georgiafearn@haslams.co.uk](mailto:georgiafearn@haslams.co.uk)



Prince Bros, Grove Service Station, Old Bath Road, Charvil, Reading, RG10 9QJ



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Plotted Scale - 1:1,250