



HASLAM S

CHARTERED SURVEYORS

NEW INSTRUCTION

FOR SALE / TO LET



UNIT B NAVSON HOUSE

41A Ivanhoe Road Hogwood Lane Estate
Finchampstead Wokingham Berkshire RG40 4QQ

TYPE	OFFICE / BUSINESS UNIT
TENURE	VIRTUAL FREEHOLD / LEASEHOLD
SIZE	2,026 SQ FT (188 SQ M)

KEY POINTS

- > Business park location
- > 6 car parking spaces
- > Air conditioned
- > Shower facilities



Location

The premises are situated on Ivanhoe Road which forms part of the popular Hogwood Lane Estate in Finchampstead, Wokingham. The premises are a short drive from both the M4 and M3 motorways.

what3words ///examiner.deaf.texts

Description

Semi-detached, self-contained, two-storey, open-plan office /business unit with parking for sale or to let with vacant possession.

Specification

- Excellent natural light
- Double Glazed Windows
- Open Plan
- Suspended Ceiling
- LED lighting
- Dual Air Con and Heating units
- 3 glazed partitioned office / meeting rooms
- Kitchen
- Shower
- New WC's
- Fire alarm
- Intruder alarm
- Perimeter Trunking
- 6 car parking spaces

Accommodation

The floor areas measured according to International Property Measurement Standard (IPMS(3)) are as follows:

Floor	sq ft	sq m
Ground Floor	976	90.67
First Floor	1,050	97.54
Total	2,026	188.22

Rateable Value 2023/24

Rateable Value: £18,750



Energy Performance Asset Rating

TBC

Terms

The virtual freehold (999-year lease from 1st December 1988) is available For Sale with vacant possession.

Alternatively, a new FRI lease for a term to be agreed and contracted outside the Landlord and Tenant Act is available.

Legal Costs / VAT

Each party to bear their own legal costs.
The property is elected for VAT.

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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