

Hurst



TO LET

Suitable for car repairs.

2 detached buildings.

In a secure and private location set well back from the road, approached through two sets of 5 bar gates and including good on site parking.

Building 1 (45ft x 29ft. Gross internal area is 1,305 sq ft) with 2 loading doors at the front, each 13ft wide x 8'10, inspection chamber, 3 phase metered electricity, kitchenette and toilet. Timber clad beneath a tiled roof.

Building 2 (63ft x 35ft. Gross internal area is 2,205 sq ft) 3 bay building each with their own loading door (9'5 wide x 6'5; 9'6 wide x 6'5 and 11' wide x 6'5) hydraulic lift ramp, toilet, kitchen, office and 2 rear personal doors.

TO LET as a single unit - £40,000 per annum

New Lease – terms to be agreed.

Energy Performance Certificate – To be advised

For further information or an appointment to view please contact our Wokingham branch on 0118 978 0777 or wokingham@martinpole.co.uk

Wallis House
27 Broad Street
Wokingham
RG40 1AU
T: 0118 978 0777
w@martinpole.co.uk

The Auction House
Milton Road
Wokingham
RG40 1DB
T: 0118 979 0460
a@martinpole.co.uk

Fine & Country
Wallis House
27 Broad Street
Wokingham RG40 1AU
T: 0118 989 4499
wokingham@fineandcountry.com

Associated Office:
16 The Parade
Silverdale Road
Earley Reading RG6 7NZ
T: 0118 926 4422
e@martinpole.co.uk

www.martinpole.co.uk

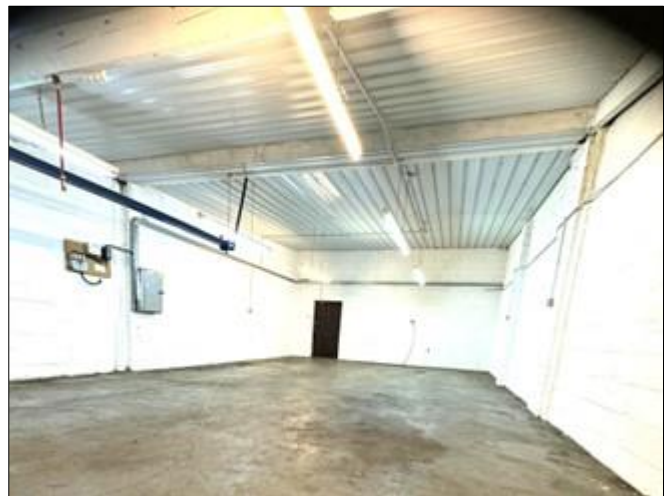
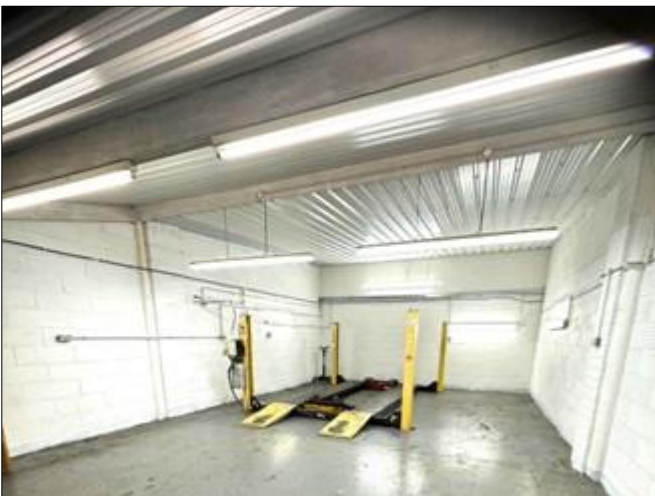
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CODE FOR LEASING BUSINESS PREMISES:

We strongly recommend a prospective Tenant or Purchaser takes professional advice from a qualified Surveyor, Solicitor or Licenced Conveyancer before agreeing to or signing a business tenancy agreement. The Code is available on the RICS website. [Click Here](#)

IMPORTANT NOTE:

We have endeavoured diligently to ensure the details of this property are accurate. We have not tested the services, appliances, and fittings (if any) referred to in the details. We recommend that each of the statements is verified and the condition of the property and of the services, appliances, and fittings (if any) is investigated by you or your advisers before you finalise your offer or enter into a contractual commitment. Folio No.:DCA/36767/April 2024/RAH



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