

ANGLO INDUSTRIAL PARK

FISHPONDS ROAD | WOKINGHAM | BERKS RG11 2JT

A new development of 24 single storey industrial / warehouse units

Freeholds for sale or to lease



1,494 sq ft – 53,062 sq ft
(138m² – 4,929m²)

www.anglostjames.co.uk

in association with



a quality industrial development from



ANGLO INDUSTRIAL PARK

FISHPONDS ROAD | WOKINGHAM | BERKS RG11 2JT

THE DEVELOPMENT



Anglo Industrial Park is a new high quality industrial / warehouse development to the south of Wokingham town centre, approximately 5.5 miles from the M4 (junction 10) and 15 miles from the M3 (junction 4).

Units range in size from 1,494 sq ft to 2,810sq ft (138m² to 261m²) with a total area of 53,062 sq ft (4,929m²) in 24 self-contained industrial / warehouse buildings.



THE SPECIFICATION

- ▶ Single storey
- ▶ Dedicated car parking (100 spaces)
- ▶ Steel portal frame
- ▶ Ground floor loading min 37.5KN/m²
- ▶ Good eaves height between 5.5m - 6.0m
- ▶ Profiled cladding panels
- ▶ Electrically operated roller shutter doors
- ▶ 3 phase electric supply

TENURE

Freehold or leasehold.

PRICE/RENT

Available on application and VAT will be charged.

LEGAL COSTS

Each party to be responsible for their own legal costs.



THE SITE



Unit 1	177.35m ²	1,909 sq ft	parking x3	Unit 15	220.15m ²	2,370 sq ft	parking x4
Unit 2	195.24m ²	2,102 sq ft	parking x4	Unit 16	213.45m ²	2,298 sq ft	parking x4
Unit 3	195.24m ²	2,102 sq ft	parking x4	Unit 17	213.49m ²	2,298 sq ft	parking x4
Unit 4	195.24m ²	2,102 sq ft	parking x4	Unit 18	213.45m ²	2,298 sq ft	parking x4
Unit 5	203.74m ²	2,193 sq ft	parking x4	Unit 19	218.47m ²	2,352 sq ft	parking x4
Unit 6	206.74m ²	2,225 sq ft	parking x4	Unit 20	143.65m ²	1,546 sq ft	parking x3
Unit 7	217.15m ²	2,337 sq ft	parking x5	Unit 21	138.79m ²	1,494 sq ft	parking x3
Unit 8	217.44m ²	2,341 sq ft	parking x5	Unit 22	139.41m ²	1,501 sq ft	parking x3
Unit 9	214.64m ²	2,310 sq ft	parking x4	Unit 23	243.01m ²	2,616 sq ft	parking x4
Unit 10	223.47m ²	2,405 sq ft	parking x4	Unit 24	234.25m ²	2,521 sq ft	parking x4
Unit 11	259.91m ²	2,798 sq ft	parking x5	TOTAL AREA	4,929.59m²	53,062 sq ft	
Unit 12	261.05m ²	2,810 sq ft	parking x5	Areas measured on a gross-external basis			
Unit 13	195.59m ²	2,105 sq ft	parking x4				
Unit 14	188.69m ²	2,031 sq ft	parking x4				

ANGLO INDUSTRIAL PARK

FISHPONDS ROAD | WOKINGHAM | BERKS RG11 2JT

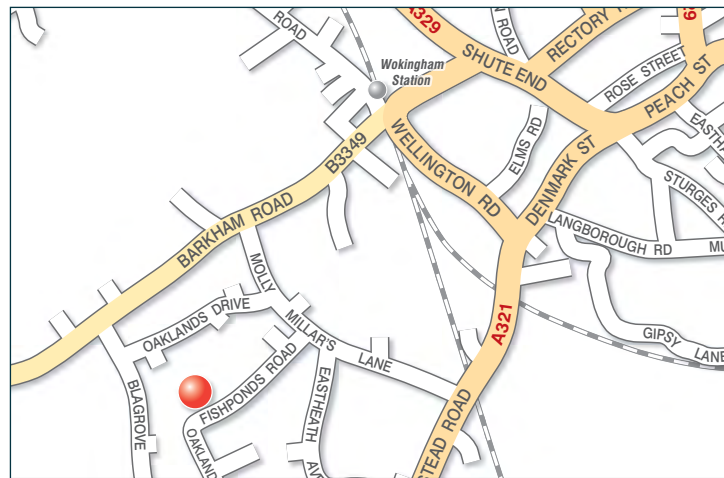
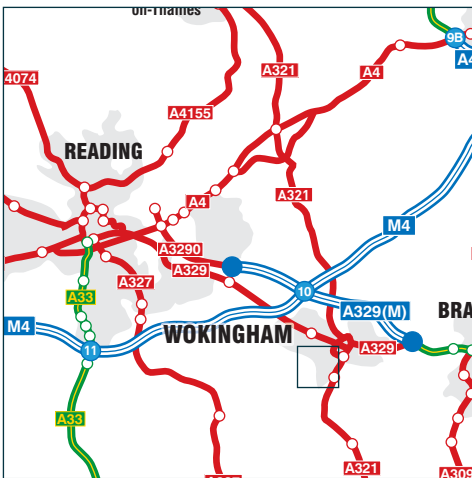
THE LOCATION



Wokingham, in the Royal County of Berkshire, lies to the west of Central London (40 miles), between Reading to the north west (19 miles) and Bracknell to the east (5.5 miles).

Anglo Industrial Park is located to the south of the town centre – at the top of Fishponds Road, close to its junction with Oaklands Park Road – in one of the main commercial areas of Wokingham. Fishponds Road is accessed directly from Molly Millar's Lane which in turn links to the A321 to the east and the B3349 to the west. The A321 provides an indirect link to the M3 (junction 4, approx. 15 miles) and M4 (junction 10, approx. 5.5 miles).

Wokingham has a main line rail station which runs regular services to London Waterloo (just over 1hr) and Reading (approx. 10 mins) and is within easy reach of London Heathrow Airport along the M4 (approx. 18 miles).



FURTHER INFORMATION



Contact Peter Freeman
DDI: 0118 933 5632
email: pfreeman@vailwilliams.com

or Charlie Nicholson
DDI: 0118 933 5619
email: cnicholson@vailwilliams.com



Contact James Page
DDI: 01344 312722
email: james@pagehardy.co.uk

or Veryan Dixon
DDI: 01344 312721
email: veryan@pagehardy.co.uk

Misrepresentation Act 1967:

Messrs Vail Williams LLP and Page Hardy for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that:
1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Messrs Vail Williams LLP Page Hardy nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Finance Act 1989: Unless otherwise stated all prices and rents are quote exclusive of VAT. Property Misdescriptions Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.