

fishpondsestate.co.uk



FISHPONDS INDUSTRIAL ESTATE

Available for immediate occupancy; traditional industrial/
warehouse units situated on a well established estate

Units from 5,602 sq ft (520 sq m) GEA

Fishponds Close
Fishponds Road
Wokingham
Berkshire
RG41 2QJ

CIAM
Centurion Industrial Asset Management

WHY FISHPONDS INDUSTRIAL ESTATE?

Fishponds Industrial Estate lies just off Molly Millars Lane to the south of Wokingham town centre. The estate is situated within easy reach of the town's amenities and Wokingham railway station, which is only a few minutes' walk away. The estate also benefits from fast access to the nearby M3/M4 motorway network. Comprising eight modern warehouse units totalling 52,535 sq ft (4,881 sq m), the estate suits mixed-use industrial, warehouse and trade counter occupiers. Indeed, the estate has an excellent reputation for attracting a number of national trade counter operators including Howdens Joinery and Motor Parts Direct.



Features

- 6m minimum eaves height
- Mains gas and 3 phase power
- WCs
- Security barrier to site entrance
- Trade counter location
- Two-storey offices
- On-site car parking
- Sizeable shared yard
- Roller shutter loading doors
- Flexible lease terms

CIAM
Centurion Industrial Asset Management

CIAM is an established Industrial Asset Management company, working on behalf of the Scottish Widows Investment Partnership.

CIAM has an extremely proactive and personable way of working, ensuring that all occupiers receive the highest level of attention and service.

As part of CIAM's ongoing commitment to occupiers, CIAM regularly arrange one-to-one meetings with tenants to discuss property and business needs.

centurionprop.co.uk

Terms

Legal costs – Each party to be responsible for its independent legal costs.

Tenure – New FRI leases for terms to be agreed.

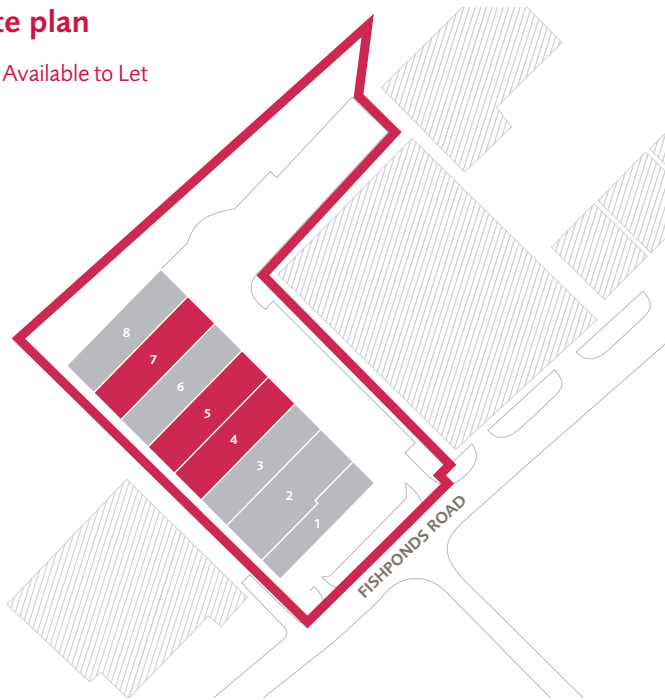
Rent – Flexible and highly competitive.

Service charge – Minimal estate charge; please ask agents for further information.

Rates – Minimum rates liability secured by CIAM.

Site plan

■ Available to Let



Schedule of areas

Unit 1	7,630 sq ft	(709 sq m)	Occupied
Unit 2	7,835 sq ft	(728 sq m)	Occupied
Unit 3	5,985 sq ft	(556 sq m)	Occupied
Unit 4	5,752 sq ft	(534 sq m)	Available to Let
Unit 5	5,827 sq ft	(541 sq m)	Available to Let
Unit 6	5,602 sq ft	(520 sq m)	Occupied
Unit 7	5,830 sq ft	(542 sq m)	Available to Let
Unit 8	8,075 sq ft	(750 sq m)	Occupied

All measurements are based on gross external areas.

Occupiers

Alongside Howdens and Motor Parts Direct, other occupiers on-site include Avia Technique (Aerospace) and System X (Distribution). The area is also home to a number of national and key local business names such as:

- Citizen Watch (UK)
- Wokingham Plastics
- Global Knowledge
- Xeretec
- Intersurgical
- InstaFoam & Fibre
- Leasedrive Group
- Readypower Engineering



Amenities

An attractive market town, Wokingham offers occupiers a good selection of high street shops and stores. Tesco supermarket is in close proximity to the estate, plus there is a new Lidl store under construction nearby. Overall, the town is considered a lively centre for business and light industry, well-served with community, health and leisure services.



HOW TO FIND US



SAT NAV REF: RG41 2QJ

Connections

- Access to the M3 (Junction 3) via the A322 and M4 (Junction 10), Reading East, via the A329(M)
- The A321 Finchampstead Road (from the eastern end of Molly Millars Lane) and A331 provide access south to the M3 (Junction 4), Frimley/Fleet
- Regular train services from Wokingham station to London Waterloo and Reading (ten minutes) – whence Paddington 23 minutes (fastest time)

Distances

Bracknell	3.5 miles
M4 (Junction 10)	5.5 miles
M3 (Junction 3)	8.0 miles
Reading	9.0 miles

For further information and floor plans please see fishpondsestate.co.uk
Alternatively, to arrange a property viewing please contact the agents below.
Viewings are strictly by appointment only.



Simon Fryer
sfryer@fryercomm.com



Charlie Nicholson
cnicholson@vailwilliams.com

Asset Management:

