

Unit 23 Anglo Industrial Park, Fishponds Road, Wokingham



Industrial / General Industrial. Smart modern building in prime commercial location.

Within a secure gated site.

Suitable for a wide range of uses within the new Use Class E and B8 categories – this includes retail.

Floor area about 4,000 sq ft comprising 2,325 sq ft ground floor and 1,636 sq ft mezzanine.

Four allocated parking spaces.

Good eaves height – 6.6m rising to 8.1m max. Roller shutter door 3.5m x 4.3m approx.

Three phase electricity.

Prominent business location. M4 accessible, also M3, M25 and M40.

About 1 mile from mainline railway station, with the Town Centre a little further.

Broadband - Highest available Ultrafast download 1000Mbps and Ultrafast upload 1000 Mbps

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

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LOCATION: Molly Millars Lane is probably the principle business area of Wokingham with Fishponds Road leading to a number of commercial parks including Anglo Industrial Park which is close to the far end on the right-hand side.

DESCRIPTION: An end of terrace general/light industrial building believed to date from around 2010. The property has been measured in accordance with the RICS Code of Measuring Practice:

Floor area 368 sq m (3,961 sq ft) **Ground floor** 216 sq m (2,325 sq ft) **Mezzanine** 152 sq m (1,636 sq ft)

On the ground floor there is a reception area and offices with adjoining toilet, beyond are two areas described as a corob room and a mixing shop. Beyond and on the inside of the building there are two further areas, one comprising a cellulose store and the other a warehouse area. The latter adjoins the roller shutter door. There are metal staircases at either end of the building leading to the first floor which extends across the full width at the back of the building and has been used for storage. The mezzanine at the front includes an office, kitchen and two further areas described as aerosol cage zones. The property is of traditional portal frame construction with the mezzanine area on steel support framework and with the elevations clad in profile steel.

PLANNING: The property is within the administration area of Wokingham Borough Council. Planning permission was granted under reference F/2007/0608 for the demolition of the existing building and replacement with 4 buildings for B1(c) and B8 Use with new and existing side accesses, associated parking and external works. The new Use Class Order effective from September 2020 removed the classification B1 and it became part of a new Class E. Class E (Commercial, Business and Service) includes a broad and diverse range of uses. Other uses contained within Class E are those previously allocated as A1, A2, A3, B1, B2, D1 and D2. Accordingly alternative uses are possible without the need for change of use planning consent. Use Class B8 in the Use Classes Order 1987 was for storage and distribution purposes. Class B8 – Storage or distribution includes warehouses and distribution centres.

NB. A purchaser should take advice to ensure the proposed occupation of the building accords with the planning permission in 2007 and the subsequent changes to the Use Class Order in 2020.

RATEABLE VALUE: £31,000 based upon the ground floor warehouse area of 227.56 sq m. Since the last assessment the mezzanine has been added, the property may be subject to a revised assessment.

ENERGY PERFORMANCE: TBC

SERVICES: Mains water, three phase electricity, gas and drainage are connected.

TENURE: Freehold and four allocated parking spaces.

VAT: Sale price is subject to VAT.

VIEWING: Strictly by appointment with the Owner's Sole Agents, Martin & Pole.

IMPORTANT NOTE:

We have endeavoured diligently to ensure the details of this property are accurate. We have not tested the services, appliances or 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.

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