

Particulars

Commercial Property Surveyors

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TRADE SALES, LIGHT INDUSTRIAL, SHOWROOM, WAREHOUSE, 'CLASS E', PREMISES TO LET

1,244 sq ft (115.6 sq m)



Internal Shots From 2021

UNIT 3, THE LAWRENCE CENTRE, OAKLANDS PARK, WOKINGHAM, RG41 2FE

- Trade/Warehouse/Industrial
- 6M Plus Eaves Height
- £1,583 PCM Plus VAT
- EPC Rating "C" 69
- Large Full Height Loading Door
- Available Immediately
- Up To 4 Parking Spaces
- 2 x Air Conditioning Units
- Low Business Rates (See Note)
- Kitchenette And W.C.

LOCATION

The Lawrence Centre is located on Oaklands Park, off Fishponds Road in the heart of the Molly Millars commercial area in Wokingham, within walking distance of the railway station and town centre. Wokingham has good access to the M4 at Junction 10 via the A329(M) and to the M3 Junction 4, via the A321.

The Molly Millars commercial area is a very busy and established commercial location with a range of uses and occupiers. In recent years uses have widened with residential and retail schemes, including a new Lidl supermarket, joining more established industrial and warehousing uses.

DESCRIPTION

Unit 3 is one of 7 rarely available small industrial/business units with high eaves and a large, full height, loading door. The unit has a mezzanine floor which provides additional showroom/office/storage space and the unit includes a kitchenette, W.C.'s, etc. The building has been improved and upgraded to provide a good quality mixed trade sales, showroom, industrial and warehousing facility with office areas, 2 x air conditioning units and lighting throughout.

All of the units had the roofs replaced approx. 5 years ago and the unit is in good condition/repair. Parking on the estate is excellent, each unit has 2/3 allocated spaces on its front forecourt plus the use of one additional parking space on the estate.

AREAS	Ground Floor Industrial/Trade Sales/Warehouse	752 sq ft	69.9 sq m
	Mezzanine First Floor Showroom/Office Area	492 sq ft	45.7 sq m
	Total Approximate Floor Area	1,244 sq ft	115.6 sq m

The above areas have been calculated on a gross internal basis from measurements taken on site.

LEASE

The premises are to be let on a new 6 year full repairing and insuring lease. The lease will incorporate a tenant break clause and an upward only rent review after 3 years and a nominal service charge (approx. £75 per month).

RENT

£19,000 per annum exclusive plus VAT which equates to £1,583 per calendar month payable quarterly in advance.

BUSINESS RATES

We have been advised the Rateable Value for the unit is £12,750. The current rate (small premises) in the pound is 0.499, as such the Business Rates payable will be approx. £6,400 for the year April 24/April 25. **Please note: under current arrangements, a small occupier (with only one premises) would pay only 25% of the Business Rates payable.**

VIEWING ARRANGEMENTS

Arrangements to look at the property can be made by contacting the sole agents.



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Misrepresentation Clause:

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