

MODERN BUSINESS UNIT, CLASS E, TRADE COUNTER, LIGHT INDUSTRIAL, WAREHOUSE PREMISES FOR SALE

2,564 sq ft (238.2 sq m)



UNIT 7, THE METRO CENTRE, TOUTLEY ROAD, WOKINGHAM, RG41 1QW

- Business/Trade/Industrial/
Warehouse/Class "E" Uses
- Available September 25
- Offices, Kitchenette and W.C.
- Loading Door – 3.16m x 2.41m
- 2/3 On-Site Parking Spaces
- Heating And Lighting
- Established Business Area
- Glazed Entrance
- EPC – "D" 79

LOCATION

The Metro Centre is located on Toutley Road, just 1.8 miles north west of Wokingham Town Centre and between Wokingham and Reading (approx. 6.5 miles). Winnersh railway station is just 1.5 miles to the west and Wokingham railway station is approx. 2 miles to the south. Wokingham has great access to the M4 motorway at Junction 10 via the A329(M) and to the M3 at Junction 4, via the A321.

Toutley Road is a very established commercial location with a range of uses and occupiers. In recent years there has been considerable residential development close by providing approx. 2,000 new homes plus the new North Wokingham Distributer Road which links Toutley Road to the A329(M) (just 3 miles and 7 mins) to the East and Reading Road to the West.

DESCRIPTION

Unit 7 is one of a modern development of industrial/business units of steel frame construction built in approx. 1989 providing industrial/production/storage/flexible space on the ground floor, with a floor to ceiling height of 2.61m to the underside of the suspended ceiling. Access is via a roller shutter door (2.41m high x 3.16m wide) plus there is a separate glazed pedestrian entrance door at the front leading to an enclosed entrance and stairs to the first floor, there is also a kitchen and W.C. on the ground floor. There are 2 parking spaces at the front plus space to park another vehicle in front of the loading door. Heating is via a gas fired warm air space heater, the current owners have also installed a purpose built and fully enclosed paint spray bay/booth with extraction.

The first floor provides a mix of reception, office space and workshop space, plus a further W.C and a shower facility. There is good natural light with windows front and rear and heating is via warm air from the gas fired space heater on the ground floor. The first floor has been built to accommodate some heavy production machinery and is of substantial construction.

AREAS	UNIT 7	Ground Floor Industrial/Production/Storage	1,282 sq ft	119.1 sq m
		First Floor Reception/Offices/Production/Storage	1,282 sq ft	119.1 sq m
		Total Approximate Floor Area	2,564 sq ft	238.2 sq m

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

FOR SALE

The premises are available for sale freehold with vacant possession and will be available from September 2025. There is a nominal estate charge, details can be provided.

PRICE

Freehold offers are invited in the region of £420,000. We are advised that VAT is not/will not be charged.

BUSINESS RATES

Unit 7 has a Rateable Value of £16,000 and the rate in the pound is £0.499 and as such the Business Rates payable will be approx. £8,000 for the year April 25 to April 26.

VIEWING ARRANGEMENTS/POSSESSION

Arrangements to have a look around the property can be made by contacting the sole agents. The property is available approx. September 2025.



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Misrepresentation Clause:

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