

NEW DEVELOPMENT - 15 FLEXIBLE UNITS



MERIDIAN BUSINESS PARK, FISHPONDS ROAD, WOKINGHAM - 15 NEW BUSINESS UNITS

Meridian Business Park, WOKINGHAM

Fishponds Road, Wokingham, RG41 2GZ

Industrial / Warehouse, Office,
Industrial/Logistics, Trade
Counter, Trade Counter /
Showroom, Warehouse, Hi Tech
/ Lab

TO LET / FOR SALE

1,598 to 37,070 sq ft

(148.46 to 3,443.92 sq m)

Meridian Business Park, WOKINGHAM, Fishponds Road, Wokingham, RG41 2GZ

Summary

| | |
|-----------------------|----------------------------------|
| Available Size | 1,598 to 37,070 sq ft |
| Rent | Rent on Application |
| Price | Price on Application |
| Business Rates | N/A |
| Service Charge | N/A |
| Estate Charge | £0.75 per sq ft Estate Budget |
| EPC Rating | Upon Enquiry |

Description

The development is to comprise 15 new steel framed units with high quality profile cladding within a self-contained site. Units 1, 2, 14 & 15 will likely have fully fitted offices at first floor. The ground floor of these units is flexible and can be used either as trade counter / offices or R & D production space. Units 3 to 13 offer full height warehouse accommodation with part mezzanine floors.

Location

Located in the heart of the established Molly Millars commercial and trade area of Wokingham. Close to the popular Millars Filler café amenity. Walking distance to Wokingham station (providing links to Reading and London Waterloo) or Town Centre. Access onto the A329(M) and junction 10 of the M4.

Accommodation

The accommodation comprises of the following

| Name | Sq ft | Sq m | Tenure | Availability |
|--------------|---------------|-----------------|-------------------|--------------|
| Unit - 1 | 2,196 | 204.02 | To let / For sale | Coming Soon |
| Unit - 2 | 2,179 | 202.44 | To let / For sale | Coming Soon |
| Unit - 3 | 2,179 | 202.44 | To let / For sale | Coming Soon |
| Unit - 4 | 1,598 | 148.46 | To let / For sale | Coming Soon |
| Unit - 5 | 2,750 | 255.48 | To let / For sale | Coming Soon |
| Unit - 6 | 4,342 | 403.38 | To let / For sale | Coming Soon |
| Unit - 7 | 2,179 | 202.44 | To let / For sale | Coming Soon |
| Unit - 8 | 2,098 | 194.91 | To let / For sale | Coming Soon |
| Unit - 9 | 1,797 | 166.95 | To let / For sale | Coming Soon |
| Unit - 10 | 2,361 | 219.34 | To let / For sale | Coming Soon |
| Unit - 11 | 3,874 | 359.91 | To let / For sale | Coming Soon |
| Unit - 12 | 2,265 | 210.43 | To let / For sale | Coming Soon |
| Unit - 13 | 1,603 | 148.92 | To let / For sale | Coming Soon |
| Unit - 14 | 2,001 | 185.90 | To let / For sale | Coming Soon |
| Unit - 15 | 3,648 | 338.91 | To let / For sale | Coming Soon |
| Total | 37,070 | 3,443.92 | | |

Viewings

Prior appointment strictly through the joint sole agents.

Terms



Viewing & Further Information



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Preference to let on new Full Repairing and Insuring lease terms.
Consideration given to potential owner-occupier sales.

