



MICHAEL KING

Commercial Property Consultants
119 Beech Lane Earley Reading RG6 5QD

07970 618 915

TO LET

UNIT C BRIDGE FARM. ARBORFIELD

Near READING RG2 9HT

3100 sq ft

Warehouse / Industrial Unit

ULTRA FAST FIBRE BROADBAND ALREADY AVAILABLE AT THIS LOCATION
(Via Gigaclear upto 900Mbps)

A rare opportunity to find warehouse premises with good office content and on site parking



LOCATION

Bridge Farm is accessed from the A327 Reading Road between Shinfield and Arborfield Cross. The nearest M4 junction is number 11, approximately three miles away.

A new relief road was opened in 2021 which improves access south towards the M3 motorway

Bridge Farm is a small commercial location in a quiet and pleasant setting but located close to the M4, Reading and Wokingham. There is a security gate with controlled access out of hours.

DESCRIPTION AND FEATURES

Unit C is a single storey unit providing a useful mix of office space, workshop area and warehouse as follows:

| | |
|-----------------------------------|------------|
| Reception / Office / kitchen / WC | 1200 sq ft |
| Workshop | 1400 sq ft |
| Warehouse | 510 sq ft |

To the front is parking for approx. 7/8 vehicles

There are currently internal partitions in the office and workshop area that can be removed if required.

Lease terms A new lease is available from approx. late April 2021 for a new term of five years or ten years with a break clause and rent review.

Annual Rent: £36,000 plus VAT per annum excluding all other outgoings.

Business Rates The rateable value is £28,500. The Annual Rates payable will be approx. £14,250pa. Please contact Wokingham Borough Council to confirm exact costs

Service Charge A service charge is raised to estate upkeep at £400 per quarter plus VAT

Other Outgoings include buildings insurance premium, business rates, utilities

Deposit A deposit may be required depending on status

EPC - TBC

Further Information TIM BRAILLI 07970 618 915

tbraili@talk21.com

NOTE: None of the services or facilities within the building have been tested by Michael King. Therefore no warranty is given as to their serviceability. Prospective Tenants are advised to make their own independent enquiries.



Junction 11 M4

Bridge Farm

May 2022





