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## Unit 4/5 Oaklands Business Centre Oaklands Park Wokingham RG41 2QZ

**20,627 ft<sup>2</sup> (1,916 m<sup>2</sup>)** Gross Internal Area



### Self contained industrial units with offices

#### For sale

- Rare freehold opportunity
- Self contained site
- Partitioned offices and mezzanine
- Secure yard with good car parking

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**VIEWING:**

Strictly by appointment through the joint sole agents.

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**DESCRIPTION**

Units 4/5 are two adjoining industrial units located on Oaklands Business Park in Wokingham.

The units benefit from approximately 48% office content to the base build with further office space available on the mezzanine.

Unit 5 currently benefits from a mezzanine that extends across the majority of the warehouse while unit 4 benefits from a full height warehouse facility.

**SCHEDULE OF AREAS:**

**Unit 4**

	ft <sup>2</sup>	m <sup>2</sup>
Ground floor – warehouse	4,176	388.01
Mezzanine	596	55.44
Base built offices	3,977	369.50
<b>Total</b>	<b>8,749</b>	<b>812.95</b>

**Unit 5**

Ground floor – warehouse	4,176	388.01
Mezzanine	596	55.44
Base built offices	3,977	369.50
<b>Total</b>	<b>11,878</b>	<b>1,103.62</b>

**TOTAL** **20,627** **1,916.57**

**SPECIFICATION:**

- Gated access
- Concrete flooring to warehouse
- Excellent parking to the front and rear elevations
- Mezzanine flooring to both units
- 44 car parking spaces
- 2 x up and over loading doors
- 5.6m eaves height rising to 6.6m

EPC RATING: Unit 4 D77 Unit 5 C 63

TENURE: Freehold

**PRICE:**

£1,750,000 exclusive of VAT

**SERVICES:**

The joint agents have not checked and do not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

**LEGAL COSTS:**

Each party to bear their own legal costs.