



6 KING STREET LANE

Winnersh Wokingham RG41 5AS

TYPE WAREHOUSE / INDUSTRIAL

TENURE FREEHOLD / LEASEHOLD

SIZE 13,689 SQ FT
(1,271.72 SQ M)

KEY POINTS

- Adjacent to Sainsburys and 100m from Winnersh train station on busy road
- 6.5-7.2m eaves with 8.5m ridge height
- Extensive secure yard and 24 car parking spaces
- Showroom / office of 2,570 sq ft
- Site area of 0.74 acres

Location

The property is situated on King Street Lane, approximately 0.2 miles from Winnersh Train Station and just off the A329.
what3words ///sank.shops.deep

Description

Detached industrial / warehouse unit of brick construction incorporating steel profile elevations.

The property is arranged as full height warehouse with a showroom. The unit is set on a site area of approx. 0.74 acres and benefits from an extensive secure yard and car park to the front of the property.

Specification

- Extensive secured yard area
- Ample car parking
- 1 concertina shutter door
- 6.5 – 7.2 m eaves with 8.5m to ridge
- Showroom extending to 2,570 sq ft
- Site area of 0.74 acres

Accommodation

We understand the Gross Internal Areas (GIA) are as follows;

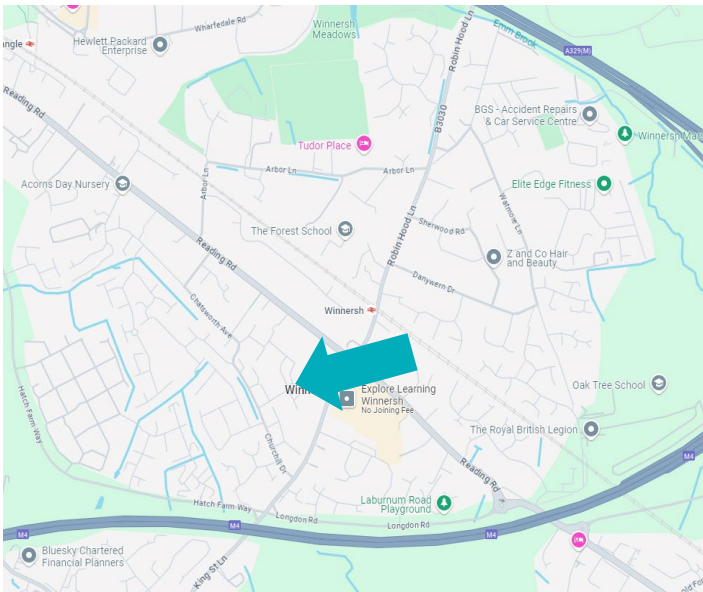
Floor	sq ft	sq m
Warehouse	11,119	1,032.99
Showroom	2,570	238.76
Total	13,689	1,271.72

Energy Performance Asset Rating

EPC Rating: D 84

Business Rates

The Rateable value for the property is £109,000.



Terms

The freehold of the property is available to purchase with vacant possession at a price of £3,600,000.

The property is also available by way of a new FRI lease on terms to be agreed and contracted outside the Landlord and Tenant 1954 Act.

Legal Costs / VAT

Each party to bear their own legal costs.

VAT is payable.

Anti-Money Laundering Regulations

To comply with Anti Money Laundering regulations, Haslams Surveyors LLP undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Viewing & Further Information

Please contact the joint sole agents for further information or an appointment to view.

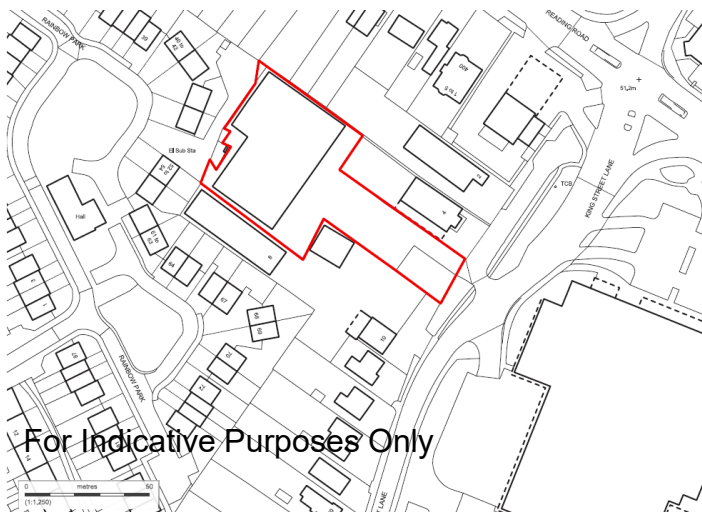
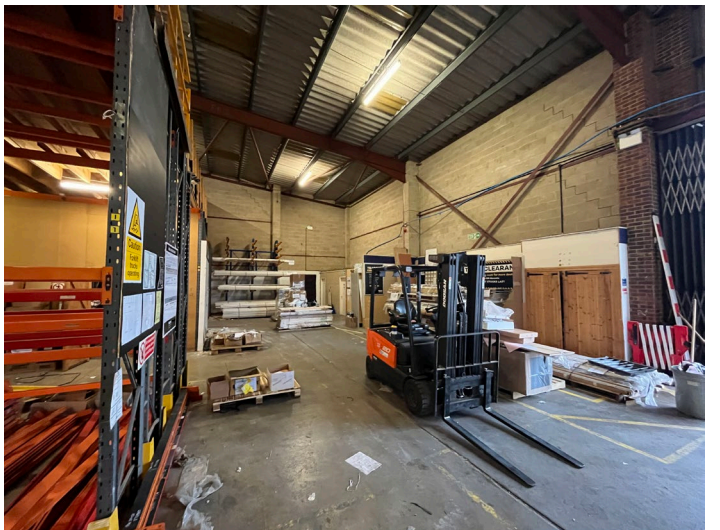
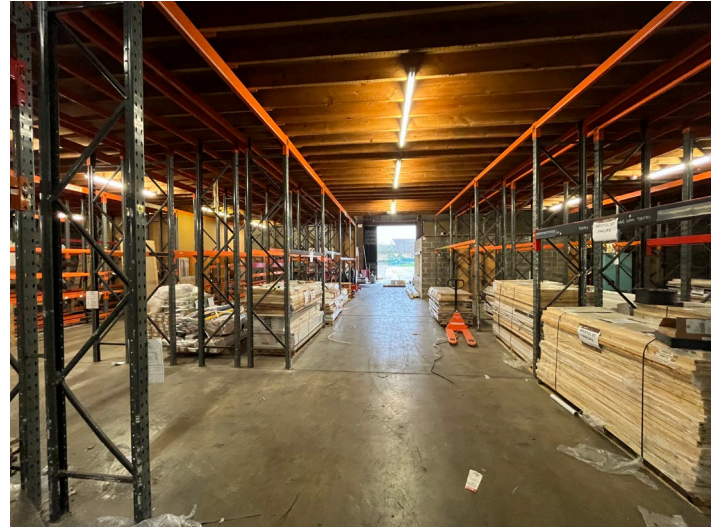
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