



Sharps
COMMERCIAL

TO LET

Industrial / Warehouse

Unit B3 Falcon Business Park, Ivanhoe Road, Hogwood Lane Industrial Estate, Finchampstead, Wokingham, Berkshire, RG40 4QQ

1,680 sq ft
(156.07 sq m)





Location

The premises are situated on Ivanhoe Road forming part of the popular Hogwood Lane Industrial Estate in Finchampstead, Wokingham. The unit is located only a short drive from both the M4 and A33

Description

A modern, mid-terrace industrial / warehouse unit with excellent parking, eaves height and loading facilities.

Features

- 3-phase power
- 5.3m min eaves height
- 6.0m max eaves height
- 3 car parking spaces
- Excellent road connections
- Wc's and tea points

Accommodation

Floor areas	sq ft	sq m
First Floor [~	500	46.45
Ground Floor [~	1,180	109.62
Total	1,680	156.07

Terms

A new FRI lease on terms by arrangement

Rent

£9.50 Per Sq Ft

EPC Rating

TBC

Costs

Each side to pay their own legal and professional costs.

Planning

Interested parties to satisfy themselves on the planning use.

Services/Health & Safety

We have not tested the services. Interested parties are advised to satisfy themselves concerning all health and safety issues.



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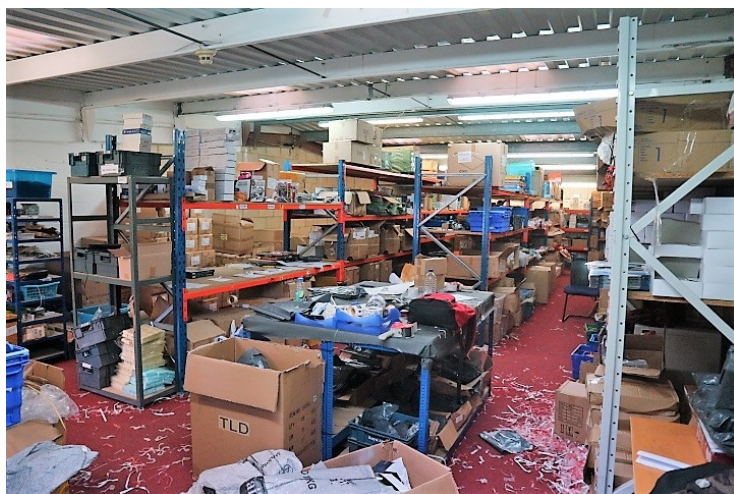


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