



GRADE-A UNIT AVAILABLE BY WAY OF SUBLEASE/ASSIGNMENT

- 7.5m eaves
- Fully fitted first floor offices
- EV charging
- Electric level access loading door
- WC & kitchenette
- PV solar panels
- Allocated car parking
- EPC: A

ACCOMMODATION

Unit 4	Sq Ft	Sq M
Ground floor	7,486	695.5
First floor office	1,212	112.5
Total (GEA)	8,698	808



Indicative image

For more information please contact:

ALEX DOYLE

Cushman & Wakefield

Mobile: +44 (0) 7826 537141

Email: Alexander.Doyle@cushwake.com

HEATHER HARVEY-WOOD

Cushman & Wakefield

Mobile: +44 (0) 7917 423 467

Email: Heather.Harvey-wood@cushwake.com

DESCRIPTION

Grade A industrial/warehouse unit benefitting from 7.5m eaves, 1 electric level access loading door, fully fitted first floor offices, EV charging and PV panels.

The unit is allocated 12 car parking spaces.

SITE PLAN



LOCATION

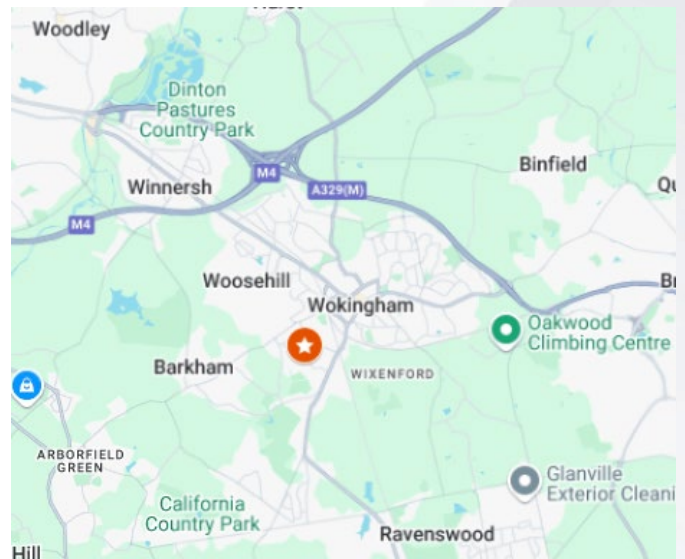
The unit is located on Fishponds Close, just off the junction of Fishponds Road and Molly Millars Lane in the prime industrial district in Wokingham.

It benefits from excellent connectivity, situated approximately 0.9 miles to the south west of Wokingham town centre and approximately 2 miles south of Wokingham train Station and the A329M.

Junction 10 of the M4 is located approximately 6 miles north.

Destination	Distance
Wokingham Train Station	0.7 miles
M4 (J10)	6.0 miles
M3 (J3)	10.5 miles
Reading Town Centre	10.5 miles
Heathrow Airport	22.8 miles
Central London	40.5 miles

Source: Google Maps



RATEABLE VALUE

The Rateable value assigned to the premises by the VOA from 4 July 2025 is £97,000.

TERMS

The premises is available by way of sublease/assignment on a lease expiring 3rd March 2034. Further details available on request.

Alternatively, the property may be available by way of new lease direct from the landlord, subject to negotiation

FURTHER INFORMATION & VIEWINGS

Please contact Alex or Heather on the below details for more information or to arrange to view.

For more information please contact:

ALEX DOYLE

Cushman & Wakefield

Mobile: +44 (0) 7826 537141

Email: Alexander.Doyle@cushwake.com

HEATHER HARVEY-WOOD

Cushman & Wakefield

Mobile: +44 (0) 7917 423 467

Email: Heather.Harvey-wood@cushwake.com

The Misrepresentation Act 1967.

Cushman & Wakefield (and any joint agent appointed) for themselves and for vendors or lessors of this property, whose agents they are, gives notice that: 1 The particulars are produced in good faith, but are a general guide only and do not constitute any part of a contract. 2 No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatsoever in relation to this property. 3 The property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. 4 Nothing in these particulars should be deemed a statement that the property is in good condition, or that any services or facilities are in working order. 5 Unless otherwise stated, no investigations have been made regarding pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations if required. July 2025