



HASLAM'S

CHARTERED SURVEYORS

NEW INSTRUCTION

TO LET / FOR SALE



UNITS 1-2 IVANHOE ROAD

Hogwood Industrial Estate Finchampstead RG40 4QQ

TYPE	OFFICE WITH STORAGE
TENURE	LEASEHOLD/FREEHOLD
SIZE	3,304 - 7,373 SQ FT (307 - 685 SQ M)

KEY POINTS

- > Self-contained offices, with a warehouse to the rear of each unit
- > Can be split
- > Open plan
- > Ample car parking
- > Excellent road connections via M4, M3 and A33



Location

Hogwood Industrial Estate is located in the heart of the Thames Valley, to the southeast of Reading. It is located close to Junction 11 of the M4, which also provides access to the A33. Junction 10 of the M4 and Junction 4 of the M3 are also nearby.

Description

The property comprises two terraced purpose-built office buildings, which have been combined.

Internally the property provides open plan offices across two floors, with a small warehouse at the rear of each unit. Each unit provides 4 internal staircases, WCs on each floor with a kitchenette.

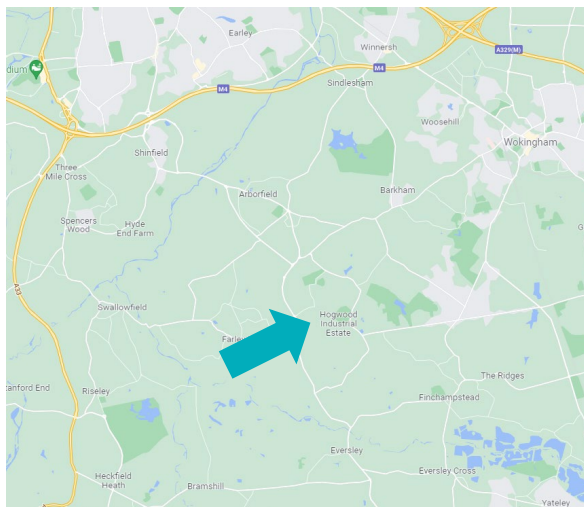
Car parking is provided to the front and rear of the building with a parking ratio of c. 1:211 sq ft (approximately 35 spaces).

The landlord may consider splitting the premises on a unit-by-unit basis subject to terms. Alternatively, this would make an excellent self-contained office for an individual occupier.

Accommodation

We understand the internal area (IPMS3) is as follows:-

Floor	sq ft	sq m
Unit 1		
Ground floor office	1,490	138.45
1 st floor office	1,841	171.11
Warehouse	174	16.16
Unit 2		
Ground floor office	1,839	170.91
1 st floor office	1,464	136.08
Warehouse/mezzanine	335 / 228	31.12 / 21.18
Total	7,371	685.01



Energy Performance Asset Rating

Unit 1 - D:76 Unit 2 - D:80

Business Rates

Rateable Value for Units 1&2 £63,500.

Amenities

- Approx. 35 demised car parking spaces
- Reception on the ground floor
- Air conditioning
- WC & Kitchen facilities in both units
- Hut with sufficient room for bike or bin storage
- Warehouse in rear of each unit
- Roller shutter door in each warehouse
- Mezzanine floor for light storage

Terms

The property is available to let or for sale.

Viewing & Further Information

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



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