

# ANGLO INDUSTRIAL PARK

FISHPONDS ROAD | WOKINGHAM | BERKS RG11 2JT

**A new development of 24 single storey  
industrial / warehouse units**

**Freeholds for sale or to lease**



**1,494 sq ft – 53,062 sq ft**  
(138m<sup>2</sup> – 4,929m<sup>2</sup>)

[www.anglostjames.co.uk](http://www.anglostjames.co.uk)

in association with



a quality industrial development from



# ANGLO INDUSTRIAL PARK

FISHPONDS ROAD | WOKINGHAM | BERKS RG11 2JT

## THE DEVELOPMENT



Anglo Industrial Park is a new high quality industrial / warehouse development to the south of Wokingham town centre, approximately 5.5 miles from the M4 (junction 10) and 15 miles from the M3 (junction 4).

Units range in size from 1,494 sq ft to 2,810sq ft (138m<sup>2</sup> to 261m<sup>2</sup>) with a total area of 53,062 sq ft (4,929m<sup>2</sup>) in 24 self-contained industrial / warehouse buildings.



## THE SPECIFICATION

- ▶ Single storey
- ▶ Dedicated car parking (100 spaces)
- ▶ Steel portal frame
- ▶ Ground floor loading min 37.5KN/m<sup>2</sup>
- ▶ Good eaves height between 5.5m - 6.0m
- ▶ Profiled cladding panels
- ▶ Electrically operated roller shutter doors
- ▶ 3 phase electric supply

## TENURE

Freehold or leasehold.

## PRICE/RENT

Available on application and VAT will be charged.

## LEGAL COSTS

Each party to be responsible for their own legal costs.



# THE SITE



<b>Unit 1</b>	177.35m <sup>2</sup>	1,909 sq ft	parking x3	<b>Unit 15</b>	220.15m <sup>2</sup>	2,370 sq ft	parking x4
<b>Unit 2</b>	195.24m <sup>2</sup>	2,102 sq ft	parking x4	<b>Unit 16</b>	213.45m <sup>2</sup>	2,298 sq ft	parking x4
<b>Unit 3</b>	195.24m <sup>2</sup>	2,102 sq ft	parking x4	<b>Unit 17</b>	213.49m <sup>2</sup>	2,298 sq ft	parking x4
<b>Unit 4</b>	195.24m <sup>2</sup>	2,102 sq ft	parking x4	<b>Unit 18</b>	213.45m <sup>2</sup>	2,298 sq ft	parking x4
<b>Unit 5</b>	203.74m <sup>2</sup>	2,193 sq ft	parking x4	<b>Unit 19</b>	218.47m <sup>2</sup>	2,352 sq ft	parking x4
<b>Unit 6</b>	206.74m <sup>2</sup>	2,225 sq ft	parking x4	<b>Unit 20</b>	143.65m <sup>2</sup>	1,546 sq ft	parking x3
<b>Unit 7</b>	217.15m <sup>2</sup>	2,337 sq ft	parking x5	<b>Unit 21</b>	138.79m <sup>2</sup>	1,494 sq ft	parking x3
<b>Unit 8</b>	217.44m <sup>2</sup>	2,341 sq ft	parking x5	<b>Unit 22</b>	139.41m <sup>2</sup>	1,501 sq ft	parking x3
<b>Unit 9</b>	214.64m <sup>2</sup>	2,310 sq ft	parking x4	<b>Unit 23</b>	243.01m <sup>2</sup>	2,616 sq ft	parking x4
<b>Unit 10</b>	223.47m <sup>2</sup>	2,405 sq ft	parking x4	<b>Unit 24</b>	234.25m <sup>2</sup>	2,521 sq ft	parking x4
<b>Unit 11</b>	259.91m <sup>2</sup>	2,798 sq ft	parking x5	<b>TOTAL AREA</b>	<b>4,929.59m<sup>2</sup></b>	<b>53,062 sq ft</b>	
<b>Unit 12</b>	261.05m <sup>2</sup>	2,810 sq ft	parking x5	Areas measured on a gross-external basis			
<b>Unit 13</b>	195.59m <sup>2</sup>	2,105 sq ft	parking x4				
<b>Unit 14</b>	188.69m <sup>2</sup>	2,031 sq ft	parking x4				

# ANGLO INDUSTRIAL PARK

FISHPONDS ROAD | WOKINGHAM | BERKS RG11 2JT

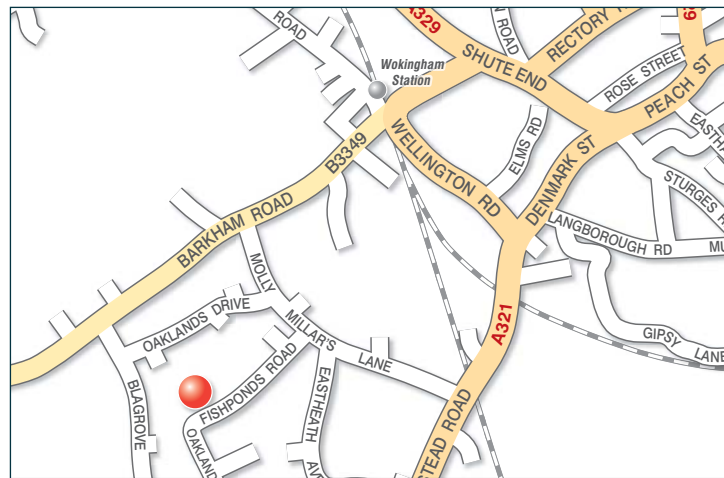
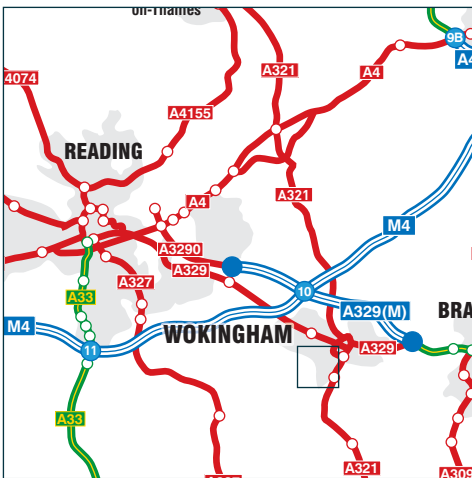
## THE LOCATION



Wokingham, in the Royal County of Berkshire, lies to the west of Central London (40 miles), between Reading to the north west (19 miles) and Bracknell to the east (5.5 miles).

Anglo Industrial Park is located to the south of the town centre – at the top of Fishponds Road, close to its junction with Oaklands Park Road – in one of the main commercial areas of Wokingham. Fishponds Road is accessed directly from Molly Millar's Lane which in turn links to the A321 to the east and the B3349 to the west. The A321 provides an indirect link to the M3 (junction 4, approx. 15 miles) and M4 (junction 10, approx. 5.5 miles).

Wokingham has a main line rail station which runs regular services to London Waterloo (just over 1hr) and Reading (approx. 10 mins) and is within easy reach of London Heathrow Airport along the M4 (approx. 18 miles).



## FURTHER INFORMATION



Contact Peter Freeman  
DDI: 0118 933 5632  
email: [pfreeman@vailwilliams.com](mailto:pfreeman@vailwilliams.com)

or Charlie Nicholson  
DDI: 0118 933 5619  
email: [cnicholson@vailwilliams.com](mailto:cnicholson@vailwilliams.com)



Contact James Page  
DDI: 01344 312722  
email: [james@pagehardy.co.uk](mailto:james@pagehardy.co.uk)

or Veryan Dixon  
DDI: 01344 312721  
email: [veryan@pagehardy.co.uk](mailto:veryan@pagehardy.co.uk)

### Misrepresentation Act 1967:

Messrs Vail Williams LLP and Page Hardy for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that:  
1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Messrs Vail Williams LLP Page Hardy nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Finance Act 1989: Unless otherwise stated all prices and rents are quote exclusive of VAT. Property Misdescriptions Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.