



## Unit 20 Metro Centre

Toutley Road, Wokingham, RG41 1QW

**Prominent 2-storey end of terrace business unit.**

**4,412 sq ft**  
(409.89 sq m)

- Vacant possession (cAug '25)
- Excellent parking
- Mixed use unit
- End of terrace
- Roller shutter door

# Unit 20 Metro Centre, Toutley Road, Wokingham, RG41 1QW

## Summary

<b>Available Size</b>	4,412 sq ft
<b>Price</b>	Offers in the region of £560,000
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## Description

The property comprises a 2-storey end terrace business unit, with workshop / light industrial & storage space on the ground floor, with roller shutter door accessibility. The 1st floor is mainly open plan air conditioned offices, with separate partitioned office and meeting rooms.

There are parking areas to the front and side of the unit, which provide room for c15 car parking spaces.

## Location

The property is conveniently located between Wokingham and Reading, prominently fronting Toutley Road, a short drive of the A329 Reading Road. Junction 10 of the M4 motorway is within 10-minutes drive, providing excellent access to London, Heathrow Airport and the national motorway network.

Wokingham and Winnersh train stations provide regular services to London and the West (via Reading).

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	2,206	204.94	Available
1st	2,206	204.94	Available
<b>Total</b>	<b>4,412</b>	<b>409.88</b>	

## Viewings

Strictly subject to prior appointment via the sole selling agent, Hatch Real Estate.

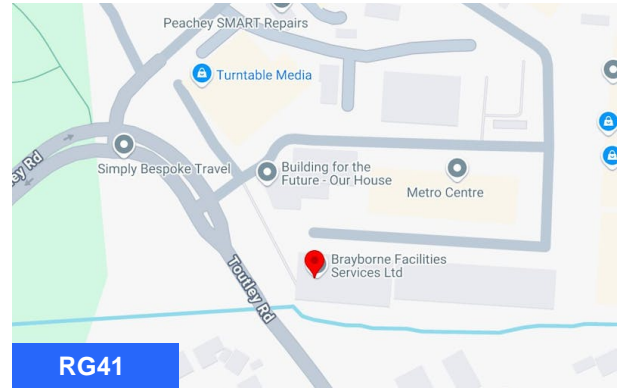
## Terms

The property is offered for sale freehold - Offers in the region of £560,000.

The vendor currently occupies the unit, and will require a short leaseback until circa August 2025.

## Anti-Money Laundering Regulations

To comply with Anti Money Laundering regulations, Hatch Real Estate Ltd undertake ID checks for all successful purchasers and tenants, where legislation requires us to do so.



## Viewing & Further Information



**Philip Hunter**

07752 140 927

philip@hatch-re.com