



WATLING
REAL ESTATE

Outline for indicative purposes only

FOR SALE

Freehold Office Investment / Asset Management Opportunity

614 Reading Road, Winnersh Triangle, Wokingham RG41 5HE

- Offers invited in excess of £1,400,000 for the Freehold Interest representing a low capital value of £225 psf on GIA, and £333 psf on NIA.**



Location

The property is strategically located on the periphery of Winnersh Triangle Business Park, a well-established mixed-use commercial area. The immediate surrounds are a mix of trade-counter retail, offices and low-rise residential.

Initially a predominantly residential area in the 1980s, Winnersh Triangle has undergone significant development and transformation over the years, evolving into a prominent business hub known as the Winnersh Triangle Business Park. This dynamic business park is now home to a diverse range of occupiers.

Whilst the subject property lies on the periphery of the main Winnersh Triangle Business Park, it benefits from proximity to this institutional-style, purpose-built development.



The Property

The property is a modern, semi-detached office building spread across two floors, with the ground and first floors each comprising separate, self-contained units. Each floor is equipped with a WC facilities. Additionally, the ground floor unit is further enhanced with a dedicated shower room and a full kitchen, providing additional convenience for occupants.

The building recently underwent a comprehensive refurbishment to modernise and improve its overall functionality. This extensive upgrade included a full overhaul of the MEP systems, ensuring the property meets modern standards of efficiency and performance. Notably, solar panels have been installed on the roof, helping to reduce the building's operating costs and increase its energy efficiency, making it a more sustainable choice for occupiers.

The property also benefits from approximately 21 dedicated car parking spaces, which are situated in the rear yard. This parking area provides convenient access to the building's entrance.

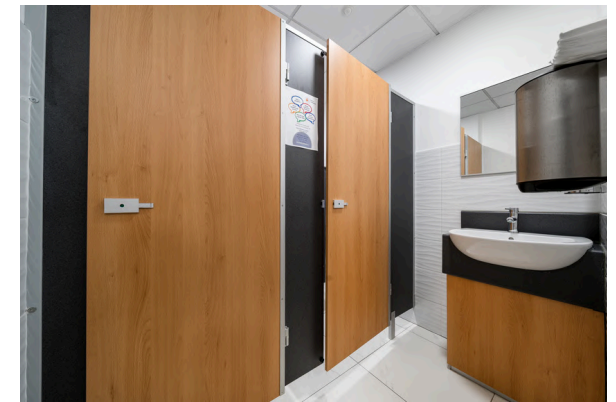


Connectivity

The property enjoys excellent connectivity, with the Winnersh Triangle train station located just 200 meters away, offering frequent and direct services to key destinations including London Waterloo and Reading.

The location is also well-served by road networks, with easy access to the A329(M) and the M4 motorway, facilitating quick and convenient connections to surrounding areas, including major transport hubs and regional centres.



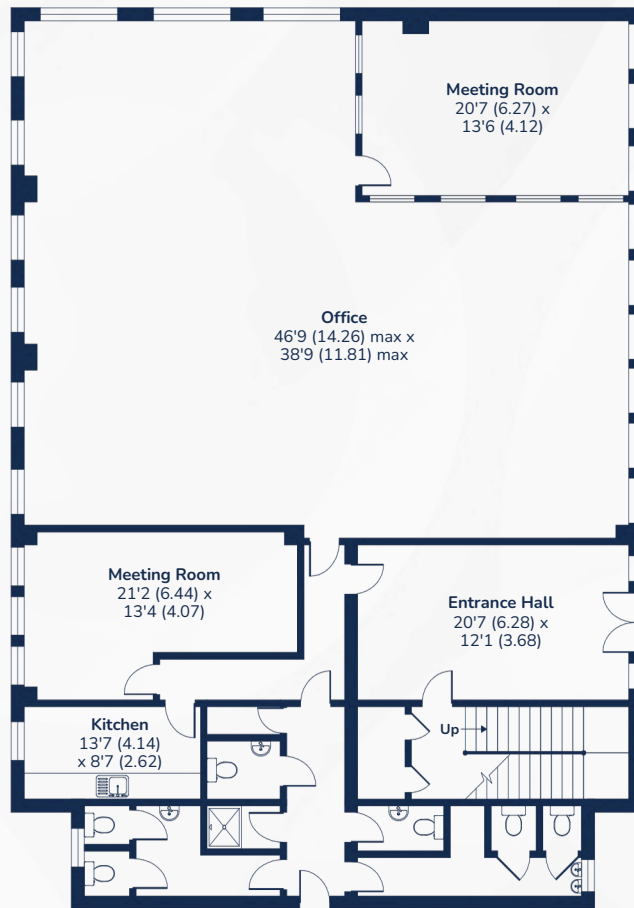


Accommodation

Ground Floor	2,183 sq ft (NIA)
First Floor	2,674 sq ft (NIA)

The total site area extends to approximately 0.214 acres





Meeting Room
11'9 (3.57) x
10'4 (3.16)

Meeting Room
12'10 (3.91) x
10'4 (3.16)

Board Room
19'7 (5.97) x
18'9 (5.73)

Kitchen
16'3 (4.96)
x 12' (3.66)

Office
39'1 (11.91) max x
35'8 (10.88) max

Meeting Room
21'1 (6.42) x
13' (3.96)

Down →



Floor Plans

614 Reading Road, Winnersh Triangle, Wokingham

Tenancy Schedule

Floor	Tenant	Start	Term	Expiry	Rent/License Fee	Rent Review
Ground	EHSL	01/08/2022	5 years	31/07/2027	£57,600 pa*	£61,200 pa (01/08/2025 – 31/07/2026) £64,800 pa (01/08/2026 – 31/07/2027)
First (Part)	EHSL	01/10/2024	2 years, 10 months	31/07/2027	£12,000 pa*	None
First (Part)	Cavity Dental Staff Limited	17/12/2024	6 months	16/06/2025	£48,000 pax	None
Total					£117,600 pa	

*Gross Rent – the EHSL leases are inclusive of Water, Electricity and Business Rates payable by Freeholder. Please see data room for further information

EHSL is a Registered Charity that provides supported housing and associated services to people with learning disabilities, mental health issues, autism, and other health and social care related needs. EHSL was founded in 2012 and has since expanded to offer a range of housing options, working in partnership with local authorities, care providers, private landlords and other housing associations. EHSL have a Creditsafe rating of A (72) and a £9,000 Deposit Deed is held. The EHSL leases are inclusive of all outgoings, further details of which can be found within the Data Room. The EHSL leases are contracted out of the Security of Tenure provisions of the LTA1954.

Cavity Dental Staff Limited is a recently incorporated company which provides specialist recruitment services to dental professionals with the requisite GDC / CQC compliance. Given the company is recently incorporated, it has not yet uploaded accounts and as such does not currently have a Creditsafe rating.

Planning

We have assumed that the property benefits from Planning Permission under use class E, however buyers should make their own enquiries to satisfy themselves.

Asset Management

The space currently occupied by Cavity Dental Staff Limited is occupied by way of a short-term licence. If purchasers desire, this element of the property can be vacated upon completion of a transaction or alternatively, a longer-term lease could also be agreed.

The property maybe suitable for alternative uses, however interested parties must rely on their own enquiries in this regard.

Tenure

BK391330 (Freehold).

Services

We understand the property benefits from water and electricity with solar panels on the roof to improve energy efficiency of the building. We have assumed the property benefits from mains drainage but this should be confirmed by legal advisors. Please note, the vendors nor their agents have tested any of the services and prospective purchasers should satisfy themselves with their own enquiries.

EPC

The property benefits from an EPC rating of B (48). A copy of the certificate is available in the Data Room.

VAT

We understand the property is not opted for VAT.

Legal Costs

Each party to be responsible for their own professional costs incurred in the transaction.

Business Rates

Rateable value of £74,500 in the 2023 rating list.



Proposal

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Anti-Money Laundering

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is exchanged.

Information required will include:

- 1) Corporate structure and ownership details.
- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the Buyers/funders/lessee.

Sale By Joint Administrators

The property is offer for sale on behalf of C Lewis, G Thomson and G Bushby as Joint Administrators of CDSA (Realisations) Limited. The Joint Administrators offer no title or collateral warranties associated with this property or transaction. The Joint Administrators, their agents and representatives act without personal liability.

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March 2025

Subject to Contract

Property Reference: 223086

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