

# Lot 47

£52,960 per annum exclusive

## Unit 7, Winnersh Fields Business Park, Gazelle Close, Winnersh, Berkshire RG41 5QS

Freehold Office Investment



NB. Please see lot 58 for Unit 3 Winnersh Fields Business Park

### Key Details

- Modern office building
- Let to Twice 2 Much Limited
- 3 miles south of Twyford Cross Rail Station (Elizabeth Line) and 24 miles from Heathrow Airport
- On-site car parking

On Behalf of **PRAXIS**

### Location

**Miles:** 35 miles west of central London  
4 miles south-east of Reading  
6 miles west of Bracknell

**Roads:** M4, A329(M), A329

**Rail:** Winnersh Triangle, Winnersh Railway stations  
Reading and Twyford Railway Stations (Elizabeth Line) both within 4 miles

**Air:** London Heathrow

### Situation

Winnersh is located 4 miles south-east of Reading, 6 miles north-west of Bracknell and 35 miles west of central London. Winnersh benefits from excellent communications, being located 2 miles north of the M4 (Junction 10) with Winnersh Triangle and Winnersh railway stations, together with Reading & Twyford railway stations (Elizabeth Line) within 5 miles. Heathrow Airport is 24 miles to the east. The property is on a modern office park, on Gazelle Close near to its junction with the A329, which in turn connects to the A329(M) and the M4 2 miles to the south. Nearby occupiers include Halfords, Wickes, Pets at Home and a number of office tenants including Mizuno, Data Inc and Artesian Solutions.

### Description

The property comprises a ground and first floor semi-detached office building. The office accommodation benefits from suspended ceilings, raised floors, staff WCs, comfort cooling and the right to 11 car parking spaces.

### Tenure

Freehold.

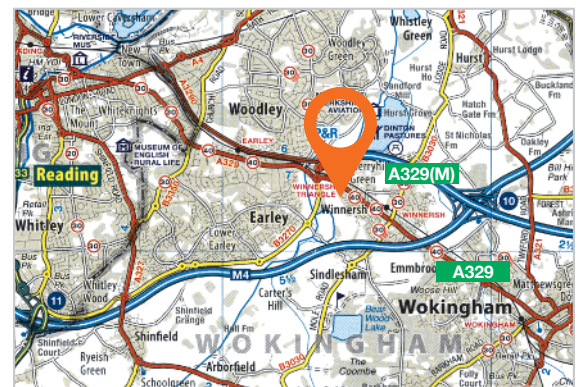
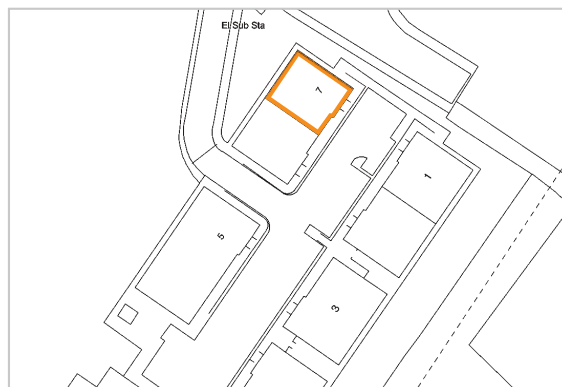
### VAT

VAT is applicable to this lot.

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Office	122 sq m (1,313 sq ft)	Twice 2 Much	5 years from 24/06/2017 on a full repairing and insuring lease	£52,960	2022
First	Office	122 sq m (1,313 sq ft)	Limited			
<b>Total</b>		<b>244 sq m (2,626 sq ft)</b>			<b>£52,960</b>	

"Established in London in 2003, Twice2much is currently the fastest-growing global provider of accounts payable audit services, with offices in Hamburg and Madrid, and further European and worldwide expansion planned" (Source: www.twice2much.com).



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**Acuitus**  
Peter Mayo  
+44 (0)20 7034 4864  
peter.mayo@acuitus.co.uk

**Acuitus**  
George Watkins  
+44 (0)20 7034 4861  
george.watkins@acuitus.co.uk

**Seller's Solicitors: Mills & Reeve LLP**  
Mike Edge  
+44 (0)161 234 8874  
mike.edge@mills-reeve.com