

# Unit 3, Winnersh Fields Business Park, Gazelle Close, Winnersh, Berkshire RG41 5QS

Freehold Office Investment

**Lot 58**

£76,461 per annum exclusive



NB. Please see lot 47 for Unit 7 Winnersh Fields Business Park



## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Office	193 sq m (2,077 sq ft)	CAICE ACOUSTIC	10 years from	£76,461	2021
First	Office	192 sq m (2,067 sq ft)	AIR MOVEMENT LIMITED (1)	31/10/11 on a full repairing and insuring lease		
<b>Total</b>		<b>385 sq m (4,144 sq ft)</b>			<b>£76,461</b>	

(1) For the year ended 28th February 2017, Caice Acoustic Air Movement Limited reported a turnover of £11,721,442, pre-tax profits of £834,240 and a net worth of £1,521,015 (Source:- Experian 19/09/2018). Website - www.caice.co.uk

## Key Details

- Modern detached office building
- Let to Caice Acoustic Air Movement Ltd
- 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 & 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 and 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

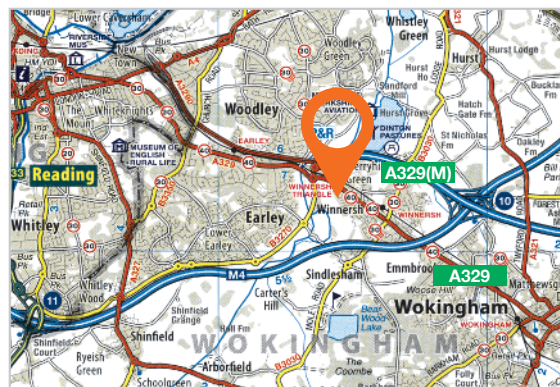
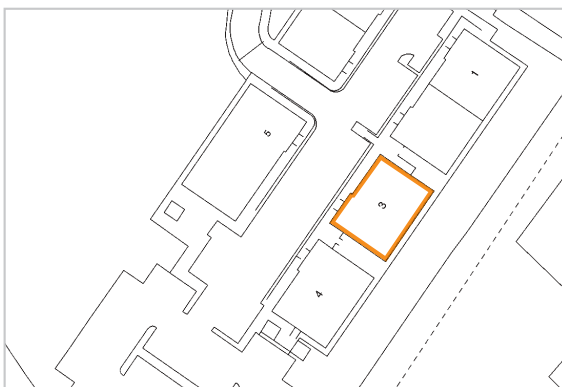
The property comprises a ground and first floor detached office building. The office accommodation benefits from suspended ceilings, raised floors, staff WCs, comfort cooling and the right to 14 car parking spaces.

## Tenure

Freehold.

## VAT

VAT is applicable to this lot.



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