



UNIT 4 WINNERSH FIELDS

Gazelle Close Winnersh RG41 5HH

TYPE	OFFICE
TENURE	FREEHOLD
SIZE	2,050 - 4,126 SQ FT (190.45 - 383.32 SQ M)

KEY POINTS

- > Option for full or part vacant possession
- > Popular business park close to local amenities and major transport connections
- > Detached self-contained modern office building
- > Great M4 junction 10 access
- > 14 allocated parking spaces
- > Sale price sub £220 per sq ft capital value

Location

Winnersh Fields is situated in the heart of the Thames Valley, to the west of Bracknell. It is located on the A329 Reading Road, close to the junction with the A329 (M) which connects Reading to Bracknell and gives access to Junction 10 of the M4 Motorway. Winnersh Triangle Station is a 3-4 minute walk and provides a regular service to Reading, London Waterloo and London Paddington (via Reading).

Description

Located on a popular business park, this detached two-storey office has suspended ceilings, raised floors, comfort cooling, WCs, kitchenettes, a DDA compliant lift and 14 allocated parking spaces.

Specification

- 14 allocated car parking spaces
- Suspended ceilings
- Full access raised floors
- Comfort cooling air conditioning
- Double glazing
- 24-hour CCTV security
- WC & Kitchen facilities on both floors
- Passenger lift

Accommodation

We understand the internal area (IPMS3) is as follows:-

Floor	sq ft	sq m
Ground Floor	2,076	192.87
First Floor	2,050	190.45
Total	4,126	383.32

Energy Performance Asset Rating

EPC Rating: C:63

Business Rates

The Rateable Value for this property is £47,750.



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Occupancy

The ground floor is occupied by Borer Data Systems Ltd on a lease to May 2027. The lease is subject to a tenant option to determine on 22/05/2024. Thereafter, the lease automatically extends for a further year, subject to a mutual option to determine on six months notice at a new rent of £31,140 per annum. First Floor available with vacant possession.

Terms

The property is available to purchase with a guide price of £899,000 exclusive. Alternatively, the offices are available to rent on a new lease on terms to be agreed.

Legal Costs / VAT

Each party to pay their own legal costs.
VAT is payable on a property purchase.

Anti-Money Laundering Regulations

To comply with Anti Money Laundering regulations, Haslams Surveyors LLP undertake ID checks for all successful purchasers where legislation requires us to do so.

Viewing & Further Information

Please contact the joint sole agents for further information or an appointment to view.
Joint Agents: Christopher Thomas: 01753 839390
Page Hardy Harris: 01628 439006



Plan 2

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the study had been to make sure that the change
would be in the Positive Affect and not in
the Negative Affect. The results of the study
showed that the change was in the Positive Affect
and not in the Negative Affect. The results of the
study are consistent with the hypothesis that the
change was in the Positive Affect and not in the
Negative Affect.

[illegible]

Background: The purpose of this study was to determine the effect of a 12-week, supervised, low-impact, aquatic exercise program on the physical and psychological health of women with osteoarthritis of the knee. **Methods:** Twenty-one women with osteoarthritis of the knee were recruited from a local arthritis support group. They were assigned to a 12-week, supervised, low-impact, aquatic exercise program. The program consisted of three sessions per week, each lasting 45 minutes. The sessions included a warm-up, a series of low-impact exercises, and a cool-down. The exercises were designed to improve strength, flexibility, and balance. **Results:** After 12 weeks, the women in the exercise group showed significant improvements in physical and psychological health compared to the control group. Specifically, the exercise group showed significant improvements in knee pain, knee function, and quality of life. **Conclusions:** A 12-week, supervised, low-impact, aquatic exercise program can significantly improve the physical and psychological health of women with osteoarthritis of the knee.

Year	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100
1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	

Case	Country	Year	Population	Prevalence	Incidence	Prevalence Ratio	Incidence Ratio
1	China	1980	100,000,000	1.0	1.0	1.0	1.0
2	USA	1980	250,000,000	1.0	1.0	1.0	1.0
3	China	1980	100,000,000	1.0	1.0	1.0	1.0

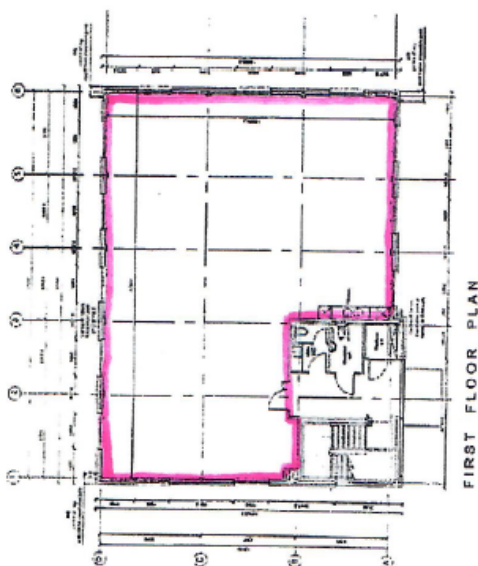
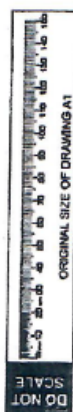
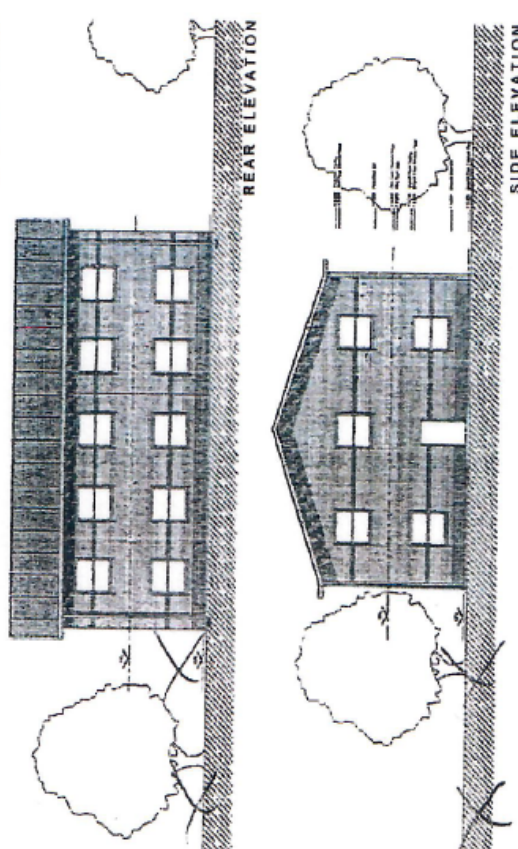
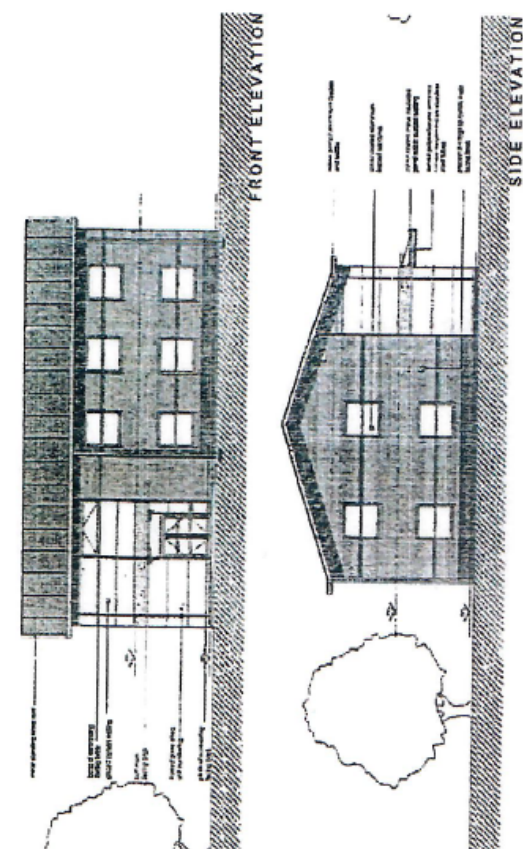
FOR INFORMATION

**BUSINESS HOMES
READING ROAD
WINNERSH**

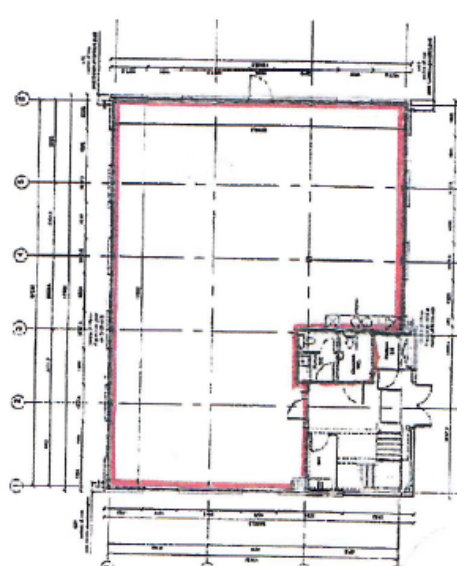
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PLANS & ELEVATIONS

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FIRST FLOOR PLAN



GROUND FLOOR PLAN

For Guidance only.