

17th March 2026

Dear Sir/Madam

EASTHEATH HOUSE, EASTHEATH AVENUE, WOKINGHAM RG41 2PR

Hicks Baker have acted as the commercial agent for the owners of the above mentioned industrial property.

The property comprises a warehouse with large secure yard alongside a three storey office building with generous parking and a secure yard of approx. 0.2acres.

The property was first brought to market in August 2022, at this time the warehouse and ground floor office were in occupation although the tenant had served notice to vacate and expand into a larger unit elsewhere.

The unit was vacated in January 2023 and following this there was an ongoing period of works to improve the presentation of the unit for marketing purposes.

For this period of time, the property has been exposed to the full extent of the market via online property portals including EG Propertylink, Loopnet, Zoopla and Rightmove for a period of time. The property has been marketed on Hicks Baker's website. The property has also been circulated via agent to agent portals including Industrial Agents Society. A marketing board has been visible from the roadside for the majority of the marketing period to attract passing interest.

According to our records, there have been a total of 41 enquiries which have been a mixture of agent led occupation requirements as well as direct applicant interest. This resulted in a total of 19 viewings of the building across the marketing period.

The occupiers who have viewed the building have come from a wide variety of sectors including wholesale/ transport and distribution / logistics / construction / manufacturing / leisure / film.

In that time, significant interest has been shown by a number of occupiers including a heavy machinery transport business who had to withdraw due to the yard not being large enough to fulfil their requirement for HGV storage. A sash window business were also under offer but had to withdraw due to financial constraints on the business preventing expansion.

Regular feedback has reflected the age and condition of the property, the size of the accommodation and eaves height, access/approach for HGVs, proportion of office content in relation to warehouse space. There have been reasonable levels of enquiries over the term and a number of occupiers who have reached progressed stages but due to circumstance changes, regulatory constraints and economic conditions have not been in a position to proceed.

The marketing evidence demonstrates that, notwithstanding reasonable demand in the wider market, this particular property has proven difficult to place with an industrial occupier.

The proposed leisure use as a padel facility represents an active and deliverable occupier requirement that would bring the building into full and productive use.

On this basis, I consider the proposed temporary leisure use to be a pragmatic and appropriate reuse of the building that responds positively to current market conditions.

Hicks Baker