



HASLAM'S
CHARTERED SURVEYORS

NEW INSTRUCTION

FOR SALE



29 WELLINGTON BUS. PARK

Duke's Ride Crowthorne Berkshire RG45 6LS

TYPE	OFFICE / BUSINESS UNIT
TENURE	FREEHOLD
SIZE	3,832 SQ FT (356 SQ M)

KEY POINTS

- > Freehold opportunity for an owner occupier
- > Redevelopment potential to residential
- > Predominantly open plan
- > Modern specification with refitted kitchens
- > Ground floor front loading & storage capability
- > 14 car parking spaces - 1:274 sq. ft. parking ratio
- > Adjacent to Crowthorne Station & local amenities

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Location

Wellington Business Park is situated off Duke's Ride, a very short walk from Crowthorne Station, local shops and amenities such as East Berkshire Golf Club and is within easy access of the M3 and M4 motorways. Bracknell and Wokingham are approximately 4 miles to the north of the town, with Sandhurst and Camberley a couple of miles to the South.

Description

The property comprises of a modern two-storey end of terrace office building within an established, security-patrolled business park surrounded by thickets providing a secluded and pleasant working environment.

The unit is arranged as a mixture of open plan and individual offices and meeting rooms, which have been fitted to a high standard. Part of the ground floor has been converted to provide a loading / storage area with access via double doors at the front of the property, which could be adapted and returned to office space, if desired. The unit also benefits from 14 car parking spaces creating a parking ratio of 1 space : 274 sq. ft. with further informal parking available on the Park's access road.

Specification

- Air conditioning and gas fired central heating
- Suspended ceilings with PiR LED lighting
- Fully carpeted offices
- Anti-static floor coverings in storage areas
- Good levels of natural light from 3 elevations
- 4 WCs including a DDA compliant cubicle
- 2 Kitchens with breakout area on ground floor
- CCTV, access control and intruder / fire alarm
- Fibre optic connectivity
- 14 allocated car parking spaces inc. 2 electric car charge points

Energy Performance Asset Rating

EPC Rating: B:50

Accommodation

We understand the Gross Internal Areas (GIA) are as follows;

Floor	sq ft	sq m
Ground	1,916	178
First	1,916	178
Total	3,832	356

Potential for Residential Conversion

The property has potential for residential re-development under Permitted Development Rights without the need for a formal planning application. Our client has had plans drawn up for a residential scheme that would provide 7 apartments with 6x1 bed & 1x 2bed. Plans of which are provided on request.

Business Rates 2024/25

The Rateable Value for this property is £45,500 making Rates Payable of £22,704.50 in 2024-25.

Service Charge

The 2024 Service Charge Budget is £5,066.92 exclusive payable quarterly in advance, equating to £1.32 per sq. ft. exclusive.

Terms

The Freehold interest is available for sale at £845,000.

Anti-Money Laundering Regulations

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

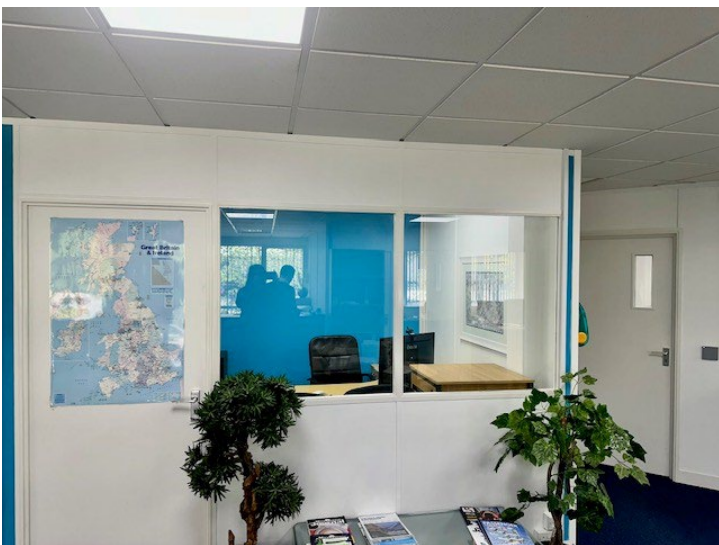
Viewing & Further Information

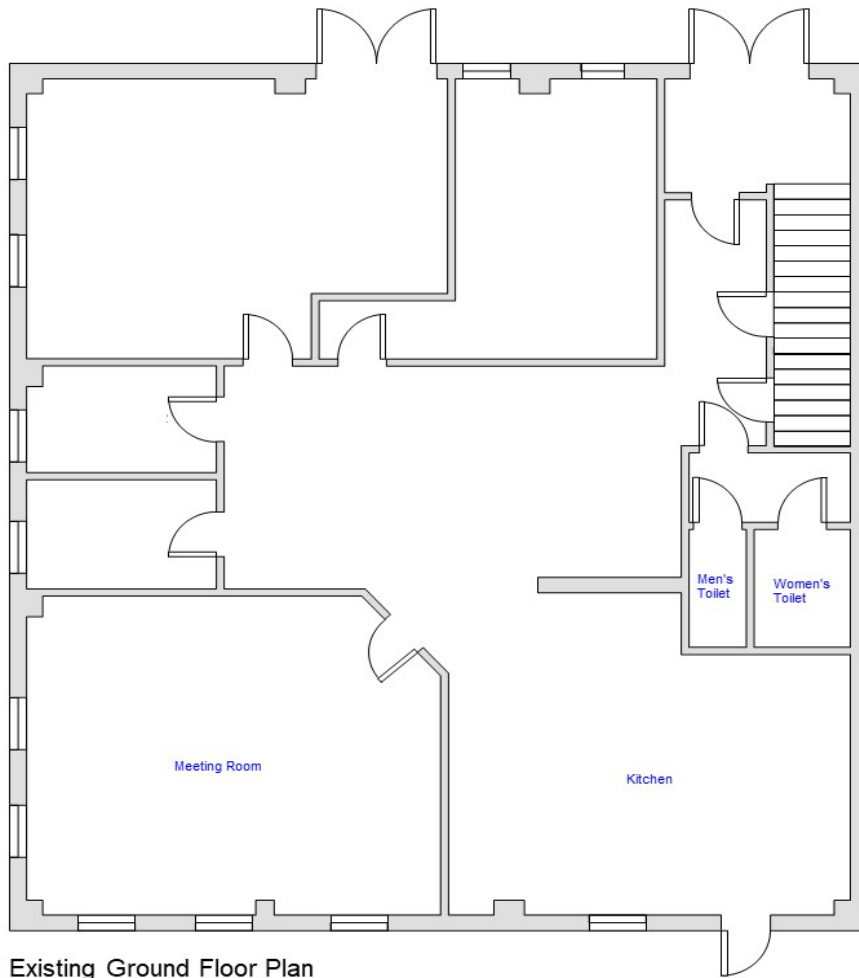
Please contact the sole agent for further information or an appointment to view.

Harry Bevins MRICS

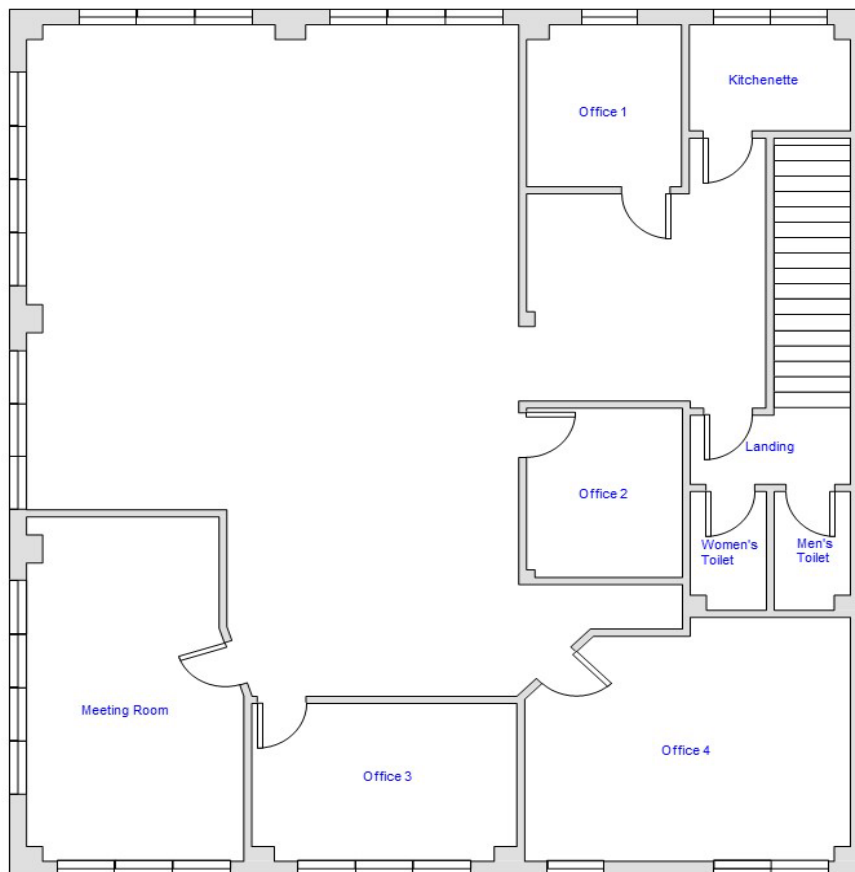
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Existing Ground Floor Plan



Existing First Floor Plan