



Business Units in Centre of Wokingham's Commercial Centre

2 Units

Wokingham Commercial Centre,
Wokingham, RG41 2RF

Industrial, Office

TO LET

3,143 to 7,869 sq ft

(291.99 to 731.05 sq m)

- 2 adjoining Units with Flexible Business Use
- Both offer Ground Floor Office/Storage/Warehouse and 1st Fl. Office Space
- Kitchen & Break Out Areas
- 3 Phase Electricity
- Ground & First Fl. WCs
- Loading Doors in addition to Secure Main Entrance
- Units can be taken separately or combined

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Summary

Available Size	3,143 to 7,869 sq ft
Rent	£15.00 per sq ft
Rates Payable	£7.33 per sq ft Please check with the Local Authority
Rateable Value	£63,500
Service Charge	£1.06 per sq ft
VAT	Upon Enquiry
Legal Fees	Upon Enquiry
EPC Rating	C (63)

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Unit 5	1,582	146.97
1st - Unit 5	1,561	145.02
Ground - Unit 6	2,384	221.48
1st - Unit 6	2,342	217.58
Total	7,869	731.05

Description

These Units are set on a vibrant Business Estate in the Centre of Wokingham's Commercial District. The Ground floors offer the flexibility of mixed use such as Light Industrial, Storage and Office space.

Unit 6 - The recently refurbished First floor Office is largely open plan with a meeting room, WCs and well equipped Kitchen & Break Out space. There is LED lighting and Security Access System. Good ratio of allocated parking in front of the units.

These units can be taken together or individually.

Location

Wokingham is located between Reading and Bracknell, with easy access J.10 of the M4 and J.3 of the M3. The well established estate is in the heart of the commercial district within easy walking of the town centre and approximately one mile from the train station. Trains run to Reading four times an hour, taking just 10 minutes and the journey to London Paddington is under an hour.

Terms

Available on a new lease, for a term to be agreed. The lease will be direct with the Landlord.

Viewings

By prior appointment with the agents.

Business Rates

Business Rates will be payable by the tenant, directly to the Local Authority.



Viewing & Further Information



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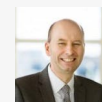
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