



LAST UNIT REMAINING

## New Retail Unit in Prime Position

### Unit 3

Elms Walk, Wokingham, RG40 2FE

Retail

# TO LET

**2,845 sq ft**

(264.31 sq m)

- Brand new unit
- Desirable Elms Field Development Location
- Presented in a shell finish for the retailer's own bespoke fit out
- Close to Town Centre & Railway Station
- Allocated External Seating Area

# Unit 3, Elms Walk, Wokingham, RG40 2FE

## Summary

<b>Available Size</b>	2,845 sq ft
<b>Rent</b>	£50,000 per annum
<b>Business Rates</b>	Rated individually. See accommodation table.
<b>Service Charge</b>	£3.99 per sq ft Estimated
<b>EPC Rating</b>	Upon Enquiry

## Description

This recently developed scheme is situated in the heart of Wokingham and provides excellent floor to ceiling height, great frontage and are presented in a shell finish for the retailer's own bespoke fit out.

Ideal for Restaurant use

## Location

Elms Field Residential and Commercial development, opened in 2020 and is named after the park and playing fields which it overlooks. Situated in the heart of Wokingham town centre, the new development provides 17 new commercial units as well as Premier Inn, Aldi Superstore and Everyman Cinema. Other occupiers open and trading include Starbucks, Salty Olive (Tapas), Kutchenhaus, Peacock House Interiors, This Little Piggy and The Wellbeing Clinic.

## Accommodation

Name	sq ft	sq m	Rent	Rates Payable
Unit - 3	2,845	264.31	£50,000 per annum	£22,205.50 /annum

## Viewings

By arrangement with the agents.

## Terms

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

## Business Rates

The tenant will be responsible for paying Business Rates directly to the Local Authority.

## Legal Costs

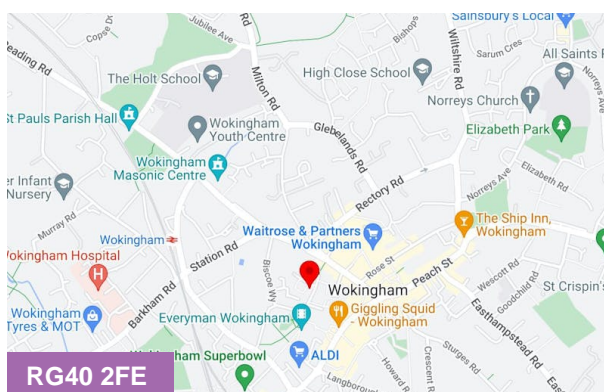
Each Party to pay their own legal costs.

## VAT

All figures quoted are exclusive of VAT which may be chargeable.

## Service Charge

A service charge will be payable. Full details on application.



## Viewing & Further Information



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