



## Office/Retail space in the heart of Wokingham

### 10 Bush Walk

Wokingham, RG40 1AT

Office, Retail

**TO LET**

**1,591 sq ft**

(147.81 sq m)

- Attractive period building
- Character features
- High Street location
- Split across first and second floor levels

# 10 Bush Walk, Wokingham, RG40 1AT

## Summary

<b>Available Size</b>	1,591 sq ft
<b>Rent</b>	£28,000.00 per annum
<b>Rates Payable</b>	£8,857.25 per annum approx, from April 2023.
<b>Rateable Value</b>	£17,750
<b>Service Charge</b>	c.£2,400 pa
<b>VAT</b>	Applicable
<b>EPC Rating</b>	E (119)

## Description

This character, period building would be suitable for a range of uses. Split over two floors, the property has a mix of open plan, partitioned office suites, kitchenette and WC facilities. The unit is located close to the brand new Peach Place scheme, let to occupiers including Oliver Bonas, Waterstones, Gail's Bakery, Cook, Mountain Warehouse, Sweaty Betty, Sit & Sip and The Leafy Elephant.

## Location

This property is located in a prominent position overlooking the busy Market Place. The A329M gives excellent access to the M4 and M3 motorways. Wokingham railway station is on the Reading/London (Waterloo) line and is a short walk away.

## Accommodation

Name	sq ft	sq m
1st - First Floor	1,049	97.46
2nd - Second Floor	542	50.35
<b>Total</b>	<b>1,591</b>	<b>147.81</b>

## 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

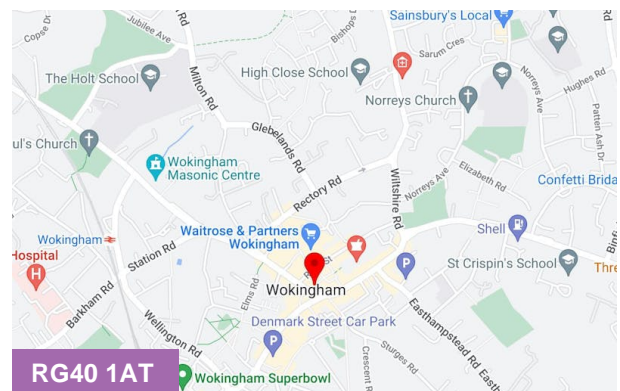
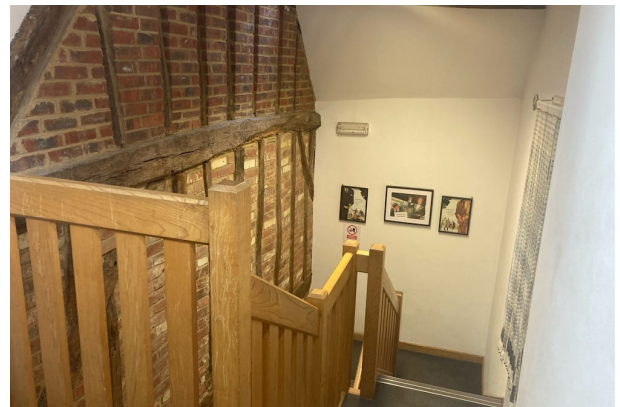
Each party will be responsible for paying their own Legal Fees.

## VAT

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

## Service Charge

A Service Charge will be payable. Full details upon application.



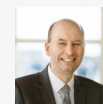
## Viewing & Further Information



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