



## Business Unit Suitable for a Range of Uses

### Unit 1

Metro Centre, Toutley Road, Wokingham,  
RG41 1QW

Industrial, Office, Trade Counter

**TO LET**

**3,034 sq ft**

(281.87 sq m)

- Fully fitted ground and first floor office space
- Reception area
- Roller shutter door
- 6 allocated parking spaces
- Front, rear and side access
- Electric vehicle charging points

# Unit 1, Metro Centre, Toutley Road, Wokingham, RG41 1QW

## Summary

<b>Available Size</b>	3,034 sq ft
<b>Rent</b>	£11.00 per sq ft
<b>Rates Payable</b>	£4.93 per sq ft
<b>Rateable Value</b>	£30,000
<b>Estate Charge</b>	£1,000 per annum Includes water service charge
<b>EPC Rating</b>	C (69)

## Description

This end of terrace, two storey business unit would be suitable for a range of uses. The ground floor comprises of an office space and reception area to the front and a workshop/industrial space to the rear. There is front, rear and side access and the property benefits from a roller shutter door at the rear. There is additional office space on the first floor including partitioned meeting rooms and a kitchenette. The property is furnished and has male, female and disabled WCs and shower facilities.

The property also benefits from AC, electric vehicle charging points and 6 allocated parking spaces.

## Location

The Metro Centre is located between Winnersh and Wokingham next to the A329(M) which gives excellent access to the M4 and M3 motorways. Wokingham railway station is on the Reading/London (Waterloo) line and is a short drive away.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Office/Warehouse	1,514	140.66
1st - Office	1,520	141.21
<b>Total</b>	<b>3,034</b>	<b>281.87</b>

## Viewings

By appointment with the Joint Sole Agents: Page Hardy Harris and Vail Williams.

## Terms

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

## Business Rates

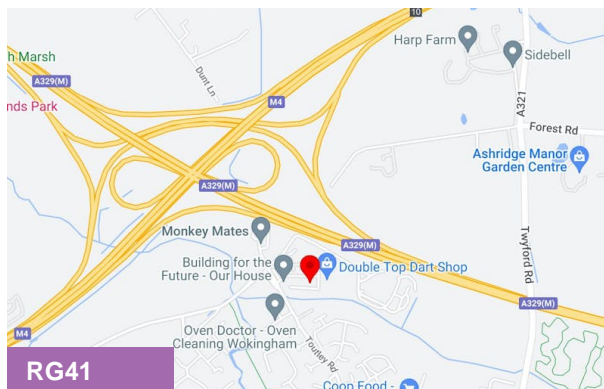
The tenant will be responsible for paying Business Rates directly to the Local Authority.

## Legal Fees

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

## VAT

We understand that this property is not elected for VAT.



## Viewing & Further Information



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### Nick Hardy

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### Helen Bewsey

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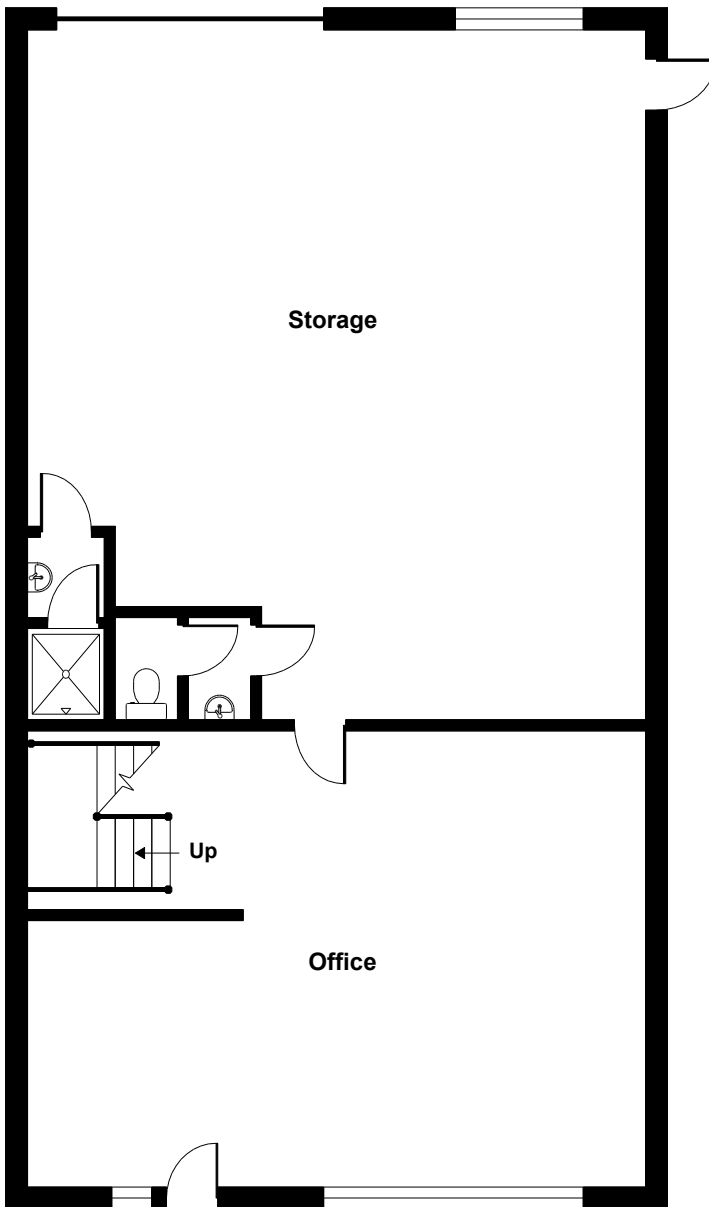
helen@pagehardyharris.co.uk

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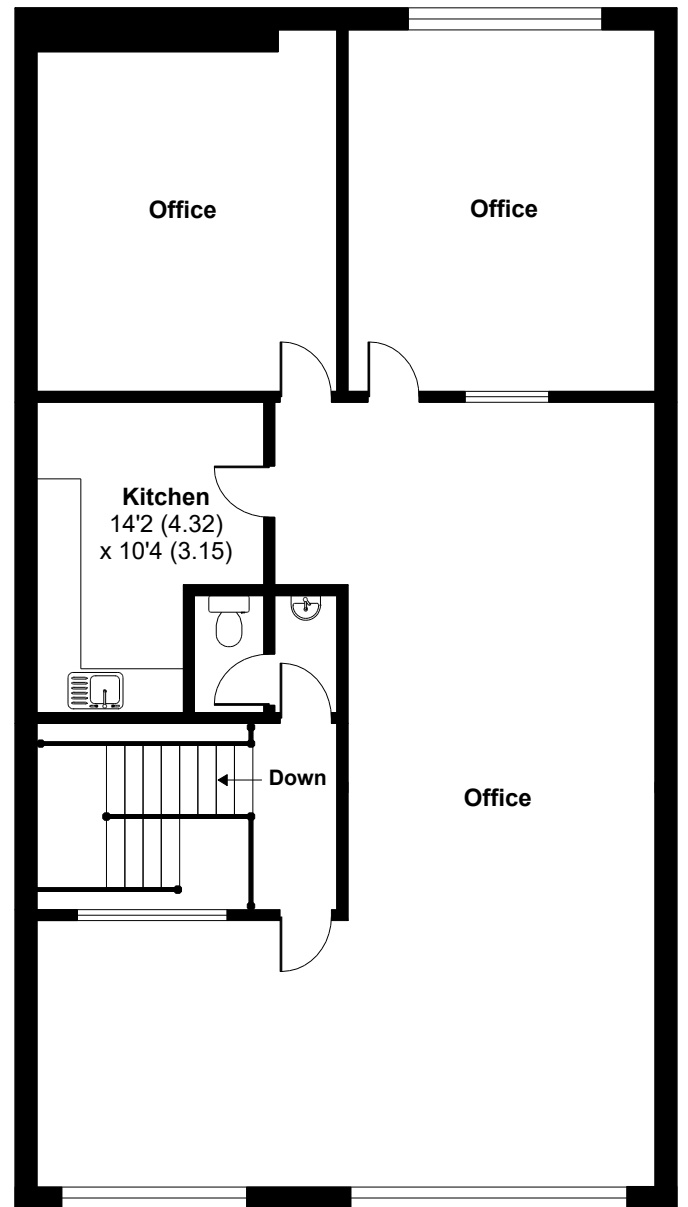
# Metro Centre, Toutley Road, Wokingham, RG41

Approximate Area = 2965 sq ft / 175.4 sq m

For identification only - Not to scale



**GROUND FLOOR**



**FIRST FLOOR**