



Three storey, self contained office building

55 Peach Street

Wokingham, RG40 1XP

Investment, Office

TO LET / FOR SALE

816 sq ft

(75.81 sq m)

- Attractive period building
- Benefits from separate offices and meeting rooms
- Front and rear entrances
- Kitchenette and 2 WCs
- Private car park to the rear
- Further parking in adjacent public car park

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Summary

Available Size	816 sq ft
Rent	£18,000.00 per annum
Price	Offers from £210,000.00
Rates Payable	£6,112.75 per annum approx, from April 2023.
Rateable Value	£12,250
EPC Rating	D (78)

Description

Grade II listed property with a classic half timbered frontage and a larger more recent brick built extension to the rear. There are four separate offices (studios, or meeting rooms) with two WCs and a kitchenette. There are two allocated private parking spaces to the rear of the building with an access arrangement with Wokingham Borough Council subject to an annual licence fee.

Location

This prominent building is located with frontage and an entrance onto Peach Street, close to the centre of Wokingham which is an attractive market down. It is just a couple of minutes drive from the A329(M) which links Bracknell and Reading and provides access to the M4 at Junction 10. Wokingham mainline station provides frequent services to London Waterloo and Reading.

Accommodation

The Total Gross Internal Area (GIA) is approximately 1,100 sq.ft. On a Net Internal Area (NIA) basis the accommodation comprises the following approximate areas:

Name	sq ft	sq m
Ground - Floor	305	28.34
1st - Floor	413	38.37
2nd - Floor	98	9.10
Total	816	75.81

Viewings

By arrangement with the agents.

Terms

The property is available on an Internal Repairing and Insuring (IRI) lease, for a term to be agreed OR Freehold, with Vacant Possession.

Business Rates

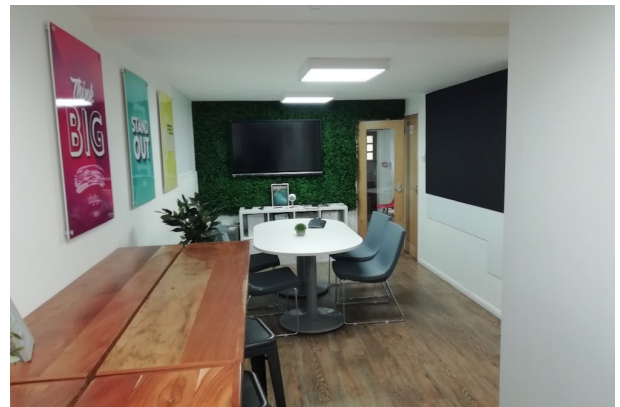
The occupier will be responsible for the payment of Business Rates, although they may be able to apply for Small Business Rates Relief.

Legal Fees

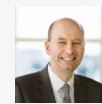
Each party will be responsible for their own Legal Costs.

VAT

All figures quoted are exclusive of VAT, which we understand is chargeable on the property.



Viewing & Further Information



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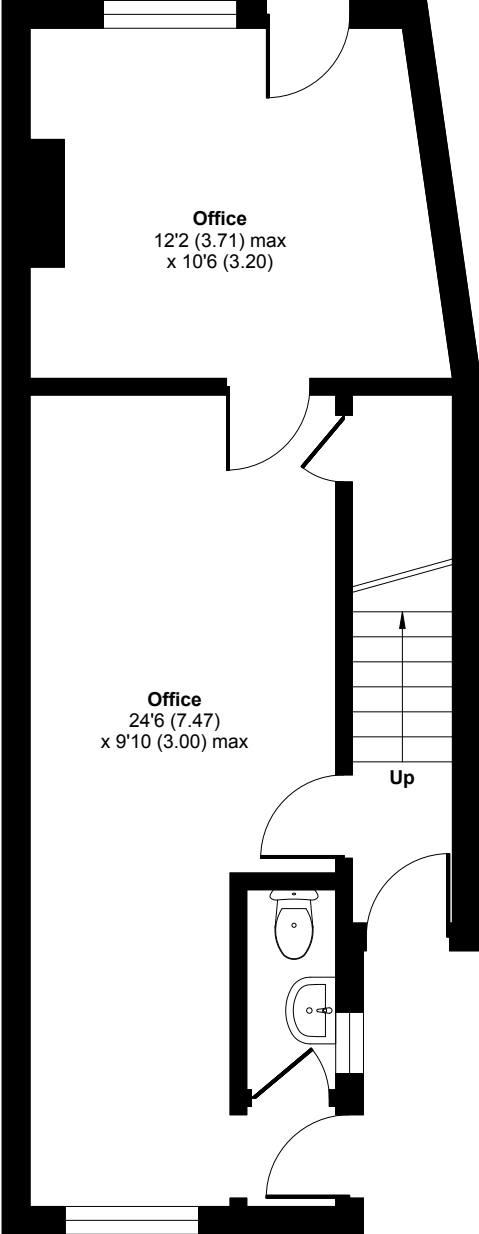
Peach Street, Wokingham, RG40

Approximate Area = 1055 sq ft / 98 sq m
Limited Use Area(s) = 6 sq ft / 0.5 sq m
Total = 1061 sq ft / 98.5 sq m

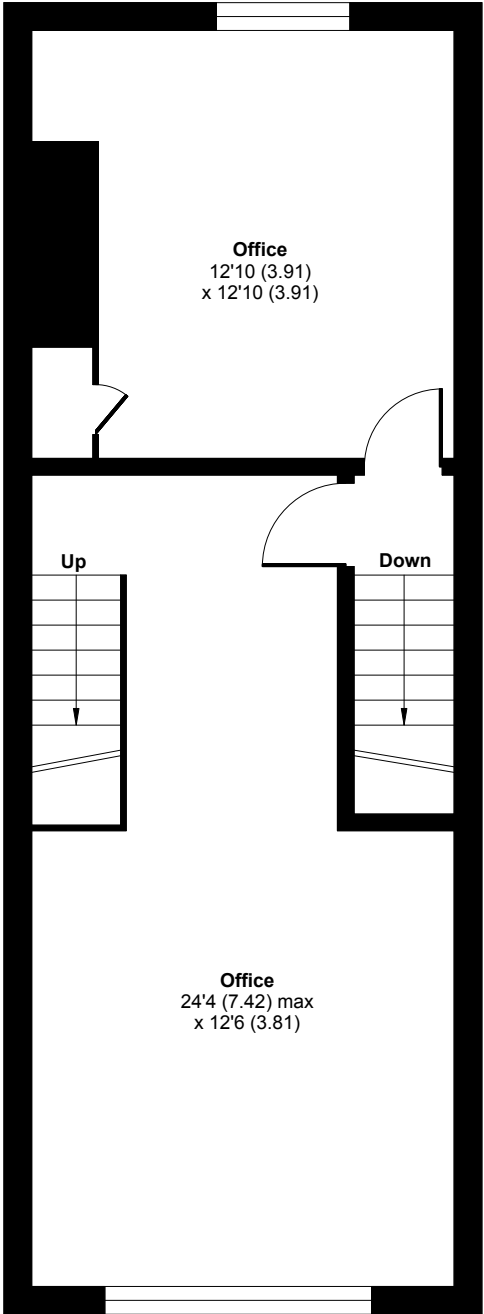
For identification only - Not to scale



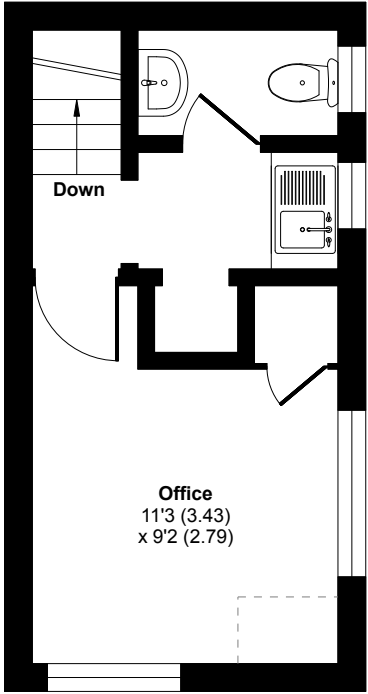
Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2023. Produced for Page Hardy Harris Limited. REF: 1063443

