



## Self contained office building

### Meadow Gate

Woods Farm, Easthampstead Road,  
Wokingham, RG40 3AE

Office

# TO LET

**1,199 sq ft**

(111.39 sq m)

- Rural setting
- Allocated parking
- Suitable for a range of uses
- Kitchen and WC facilities
- Impressive countryside views

# Meadow Gate, Woods Farm, Easthampstead Road, Wokingham, RG40 3AE

## Summary

<b>Available Size</b>	1,199 sq ft
<b>Rent</b>	£17,500 per annum
<b>Rates Payable</b>	£8,483 per annum approx, from April 2023.
<b>Rateable Value</b>	£17,000
<b>Service Charge</b>	£1,200 per annum approx.
<b>Car Parking</b>	6 allocated parking spaces
<b>EPC Rating</b>	D (84)

## Description

This self contained office building comprises largely of open plan space, with 3 separate offices, large meeting room, comms room, WCs and kitchen area. The suite has two double door entrances and would accommodate a range of uses. There are 6 allocated parking spaces.

Furniture can be included, subject to separate negotiation.

## Location

Meadow Gate is situated on Woods Farm in Wokingham, just off Easthampstead Road. There is excellent access to the A329(M) and in turn Junction 10 of the M4 (approx. 5 miles). In addition, Junction 3 of the M3 is approx. a 7.5 mile drive.

Both Wokingham and Bracknell Town centres are just a short drive away providing great amenities including regular rail links to London Waterloo and Reading.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,199	111.39	Available
<b>Total</b>	<b>1,199</b>	<b>111.39</b>	

## Viewings

By appointment with the sole agent: Page Hardy Harris

## Terms

Available on a new Lease, direct with the Landlord, for a term to be agreed.

## Business Rates

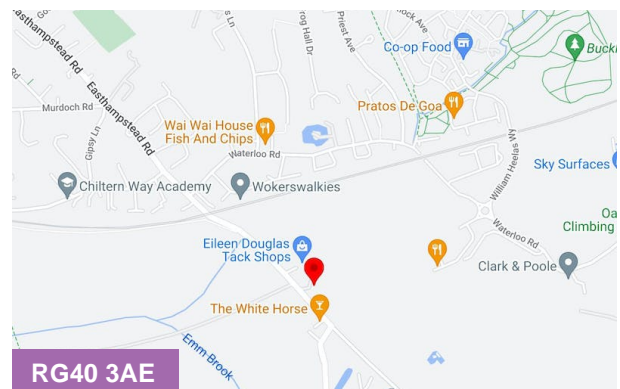
The tenant will be responsible for paying Business Rates directly to the Local Authority.

## Legal Fees

Each party will be responsible for their own Legal Fees.

## VAT

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



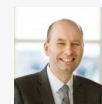
## Viewing & Further Information



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