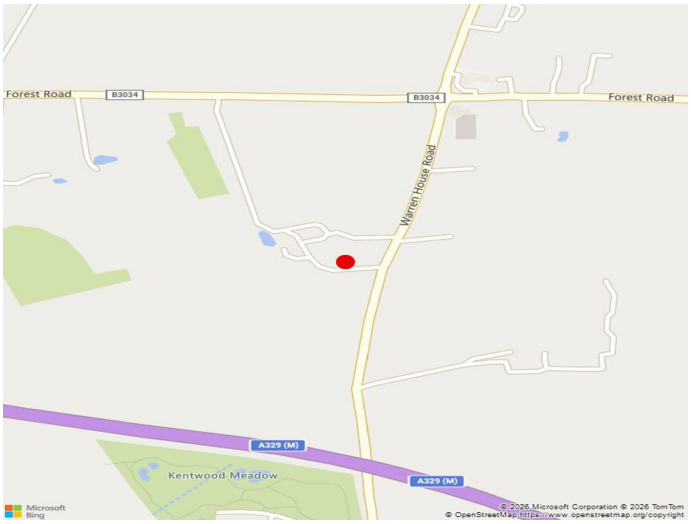
To Let - Office

Office 1 Grain Barn, Ashridgewood Business Park, Warren House Road, Wokingham RG40 5RD

386 sq ft (35.86 sq m)

£9,000 per annum

Location



Ashridgewood Business Park can be accessed either off Forest Road (B3034) or Warren House Road. Henley via Wargrave and Twyford is just 10 miles north, with Reading 11 miles to the west. Junction 10 of the M4 and 329(M) are just a short drive.

Description

Office 1 Grain Barn is a small ground floor office on a lovely secure gated and attractive business park.

The office is extremely well presented with air cooling and a suspended ceiling. In addition there is a good quality kitchen and wc facilities. There is 1 car parking space. The service charge is £977 for the current year.

Accommodation

The accommodation comprises the following net internal areas:

Floors	sq ft	sq m
Total Area	**386**	**35.86**

EPC

The EPC rating for this property is pending.

VAT

VAT is elected and charged.

Legal Costs

Each party is to be responsible for their own legal costs incurred in this transaction.

Terms

A new fully repairing and insuring lease for a term by arrangement.

Business Rates

Rateable Value : £8,700
Some businesses might be eligible for Small Business Rates Relief.
Interested parties should make their own enquiries directly with Wokingham District Council.

Contact

Strictly by appointment with the Joint Sole Marketing Agents:

John Jackson

Henley-on-Thames office
Tel: 01491 571111
Email: commercial@simmonsandsons.com

Harry Bevins

Haslams Chartered Surveyors
Tel: 01189 211500

Code for Leasing Business Premises
You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code is available through professional institutions and trade associations or through the website: RICS

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