Rose Street Mews, Rose Street, Wokingham
(to the rear of Broad Street, Wokingham)



Town centre offices (access beside 2 Rose Street) refurbished and remodelled to an exceptional specification.

Open plan split level offices with director's office, newly fitted kitchen, ladies and gents/disabled toilets. Spot lights and overhead heaters to the main office area, also new electric heaters, 2 car parking spaces, small courtyard. EV charging point. About 800 sq ft plus newly fitted kitchen, new toilets and courtyard

Predicted Broadband Speeds: Highest available download speed Ultrafast 1000 Mbps and highest available upload speed Ultrafast 100 Mbps.

Energy Performance Certificate: Band B43 – 103 sq m

Rateable Value: £15,000

For further information or an appointment to view please contact our Wokingham branch on 0118 978 0777 or w@martinpole.co.uk

Wallis House
27 Broad Street
Wokingham
RG40 1AU
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Rose Street Mews, Rose Street, Wokingham RG40 1XU

(to the rear of 7 Broad Street, Wokingham)

LOCATION: Rose Street Mews forms part of Wokingham town centre with vehicle and pedestrian access between the former Natwest Bank premises and 2 Rose Street. This is a unique opportunity to lease town centre offices in a private setting.

DESCRIPTION: Refurbished to the very highest of standards comprising open plan, split level offices, director's office, courtyard, kitchen and toilets along with 2 car parking spaces and EV charging point. The open plan split level offices have a depth of about 46ft and average width of about 14ft. A rare opportunity to lease such high quality offices within a Listed building.

SERVICE CHARGE: **T**he Tenant will be liable for reimbursing an appropriate apportionment of the cost of insurance.

TERMS: A new lease on terms to be agreed.

VIEWING: Strictly by appointment with the Landlord's Sole Letting Agents **Martin & Pole,** Telephone: 0118 978 0777
Email: wokingham@martinpole.co.uk

CODE FOR LEASING BUSINESS PREMISES:
We strongly recommend a prospective Tenant or Purchaser takes professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before agreeing to or signing a business tenancy agreement. The Code is available on the RICS website. Click Here

IMPORTANT NOTE:
We have endeavoured diligently to ensure the details of this property are accurate. We have not tested the services, appliances and fittings (if any) referred to in the details. We recommend that each of the statements is verified and the condition of the property and of the services, appliances and fittings (if any) is investigated by you or your advisers before you finalise your offer or enter into a contractual commitment. Folio No: 37020







