hicks baker
commercial property

To Let



Wallis House

27 Broad Street, Wokingham, RG40 1AU

High quality refurbished offices to let in Wokingham town centre.

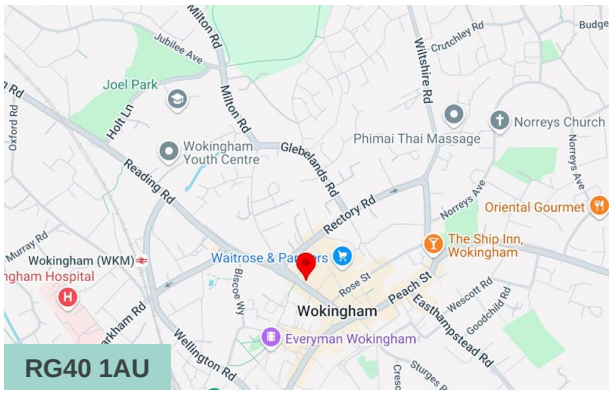
1,272 sq ft
(118.17 sq m)

- High quality refurbished offices
- Prominent town centre location
- 4 allocated car parking spaces
- Easy walking distance from Wokingham train station
- Comfort heating and cooling system

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Summary

Available Size	1,272 sq ft
Rent	£20 per sq ft
Rates Payable	£7.39 per sq ft Applicants are encouraged to make their own enquiries with the Local Charging Authority
Rateable Value	£21,750
Service Charge	£6.90 per sq ft Approx figure. A service charge is levied for the upkeep of the common parts of the building. Further details available on request.
VAT	Applicable. All terms are exclusive of VAT unless otherwise stated
Legal Fees	Each party to bear their own costs
EPC Rating	C







Description

Wallis House is an attractive Grade II listed office building in a convenient town centre location. The available suites situated on the 2nd floor are predominantly open plan with modern finishes in an attractive character building. The space benefits from comfort heating and cooling, LED lighting and has a modern kitchenette already installed in the suite. There is access to a passenger lift and Male and Female WCs.

There is excellent parking provision onsite (4 spaces). The property has been recently refurbished to a very high standard creating a highly desirable working environment.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
2nd - Rear	1,272	118.17	Available
1st	2,329	216.37	Let

Location

Wallis House is prominently situated on Broad Street in the heart of Wokingham town centre, offering excellent access to a wide range of local amenities including cafés, restaurants, banks and independent retailers. The property is just a short walk from Wokingham railway station, providing regular services to Reading, London Waterloo, and Guildford.

The location also benefits from convenient road connections via the A329(M) and M4 motorway (Junction 10), offering quick links to Reading, Bracknell, and London. Public car parks are also available nearby, supporting both occupiers and visitors.

Terms

A new effective FRI lease (via the service charge) is available from the landlord on terms to be agreed.

Viewing & Further Information



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