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## Contemporary First Floor Office Space

# Rubra One

Mulberry Business Park, Wokingham,
RG41 2GY

Office

# TO LET

## 2,860 to 6,995 sq ft

(265.70 to 649.86 sq m)

- Suites can be Taken Together or Separately
- Impressive reception with feature dual staircase
- 3 pipe VRF air conditioning
- Excellent parking ratio of 1:203
- Attractive estate landscaping
- Close to Wokingham town centre and railway station

# Rubra One, Mulberry Business Park, Wokingham, RG41 2GY

## Summary

| | |
|---|---|
| **Available Size** | 2,860 to 6,995 sq ft |
| **Rent** | £18.50 per sq ft |
| **Business Rates** | Suites rated separately, see accommodation table. |
| **Service Charge** | £9.61 per sq ft<br>estimate for the year to 31/12/2024 |
| **EPC Rating** | C (62) |

## Description

Contemporary offices with an impressive reception area. The first floor, right hand side suite currently comprises of open plan office space, small meeting/training rooms and a kitchen. The suite also benefits from 20 parking spaces. The right hand side suite is available now. The left hand side suite is available from March 2026 and benefits from 14 parking spaces.

## Location

Wokingham is well located between Reading and Bracknell with a direct train service into London Waterloo and linked by road to the M4 at Junction 10 via the 329(M). Mulberry Business Park is situated in the main commercial area, a short walk from both the railway station and the recently redeveloped town centre of this attractive market town. The surrounding countryside provides some of the most attractive residential areas in the Thames Valley, but it is still a relatively short drive to London Heathrow.

## Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m | Rates Payable |
|---|---|---|---|
| 1st - First Floor, Right Hand Side Suite | 4,135 | 384.15 | £29,760 /annum |
| 1st - First Floor, Left Hand Side Suite | 2,860 | 265.70 | £16,416 /annum |
| **Total** | **6,995** | **649.85** | |

## Viewings

By appointment with the Agent

## Terms

Available on a new FRI lease for a term to be agreed. The lease will be direct with the landlord.

## Business Rates

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

## Legal Fees

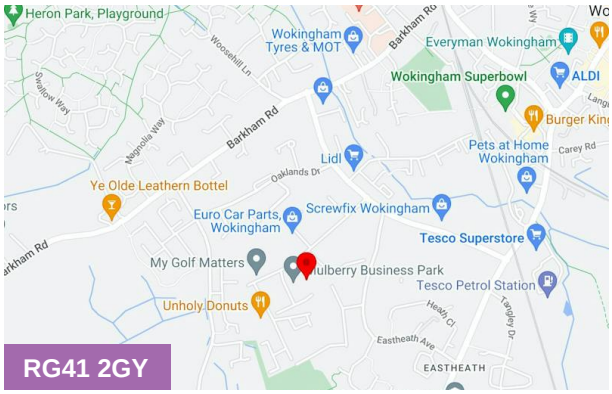
Each party will be responsible for their own legal fees.

## VAT

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








## Viewing & Further Information




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