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Business Unit in the Centre of Wokingham's Commercial District

Unit 1, Wokingham Commercial Centre

Wokingham, RG41 2RF

Industrial, Office

TO LET

2,365 to 4,730 sq ft

(219.72 to 439.43 sq m)

- Ground Floor Office/Storage/Warehouse and Refurbished 1st Fl. Office Space.
- Located in Centre of Wokingham's Commercial District
- Kitchen and WC facilities on each floor
- 8 designated parking spaces for the Whole
- 3 Phase Electricity
- Potential to take 1 floor only.

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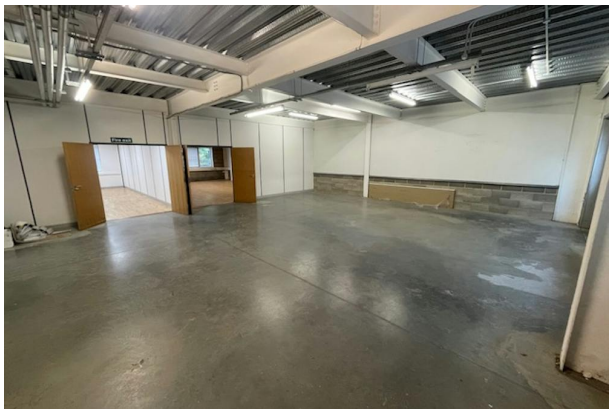
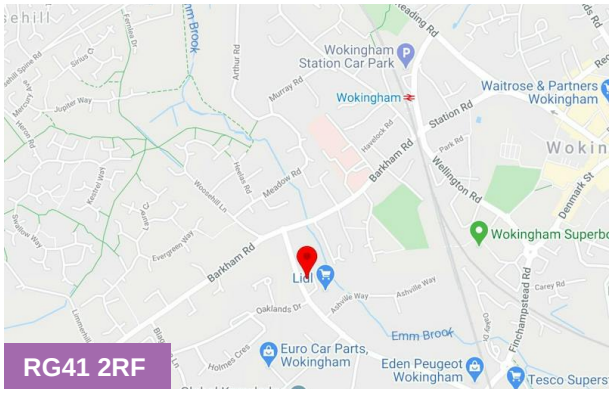
Summary

Available Size	2,365 to 4,730 sq ft
Rent	£15 per sq ft
Rates Payable	£7.41 per sq ft For the Whole Unit. Please check these figures with the Local Authority.
Rateable Value	£73,000
Service Charge	£1.41 per sq ft Subject to Annual Variances
EPC Rating	D (80)





Description

Unit 1 Wokingham Commercial Centre is located at the southern end of the terrace and is of steel portal frame construction with double glazed windows to both floors. There are double doors to the front of the Ground Floor which lends itself to Workshop, Storage or Office use. The Open Plan First Floor Office has recently been refurbished to include Kitchen/Break Out area, Meeting Room and Executive Office. There are WC facilities on each floor.

It is possible to take just the one floor.

The unit has 8 allocated parking spaces.

Location

Wokingham is located between Reading and Bracknell, 5.5 miles south of junction 10 of the M4. The well established estate is in the heart of the commercial district within easy walking of the recently redeveloped town centre which boasts numerous retail, restaurant and leisure options. Approximately one mile from the Bus and Train station, trains run to Reading four times an hour, taking just 10 minutes and the journey to London Paddington is under an hour

Viewings

By arrangement with the agent.

Terms

A new full repairing and insuring 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 Costs

Each party will be responsible for paying their own legal costs.

VAT

All figures quoted are exclusive of VAT which may be chargeable.

Viewing & Further Information

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