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Refurbished, 2 Storey Office in Crowthorne

Unit 6

Wellington Business Park, Dukes Ride,
Crowthorne, RG45 6LS

Office

TO LET

622 to 1,280 sq ft

(57.79 to 118.92 sq m)

- Attractive, Self-Contained, Ground and First Floor Office Space
- Available as a Whole or Ground & First Floor Separately
- Very Good Parking Ratio
- Close to Local Amenities & Train Station
- LED Lighting & A/C
- Easy Access to J10 of M4 and J3 & 4 of M3
- Close to Wokingham, Bracknell & Camberley

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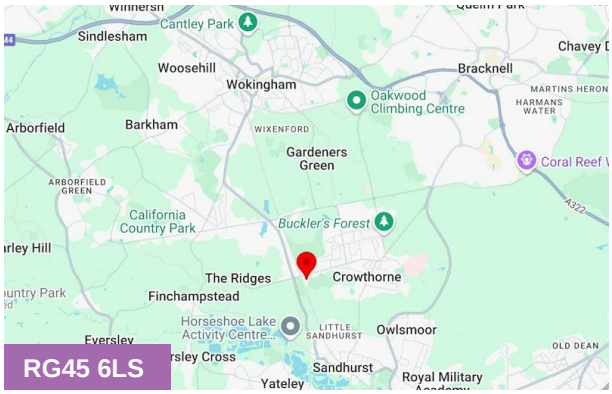
Summary

Available Size	622 to 1,280 sq ft
Rent	£12 - £15 per sq ft
Rates Payable	£6.33 per sq ft approx , from April 2026.
Rateable Value	£18,750
Service Charge	£1.79 per sq ft Jan to Dec 2025 Budget - Subject to Annual Variances
EPC Rating	E (119)







Description

This Self-Contained Ground and First Floor space is set on the well established and attractive Wellington Business Park. The offices are accessed through the front door but the floors have separate, secured entrances allowing for easy division of the units if required. There is LED lighting, central heating and perimeter trunking. The 1st floor benefits from an AC system. There is generous parking with 6 allocated spaces. There is a public car park opposite and on road parking nearby.

Location

Wellington Business Park is located just off Dukes Ride next to Wellington College. There is a parade of shops opposite that provide a range of services and Crowthorne Town is just a short drive away with a CoOp, Lidl, Costa and range of Independent Retailers. The train station is also a short walk with regular services into Wokingham, Reading, Paddington, Sandhurst, Farnham, Guildford and Gatwick. The M4 and M3 are easily accessed at J10 and J3 & 4 respectively.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	622	57.79	Available
1st	658	61.13	Available
Total	**1,280**	**118.92**	

Viewings

By prior arrangement with the Agent only.

Terms

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. The unit is currently rated as a whole. Small business rate relief may be applicable.

Legal Fees

Each party will be responsible for their own Legal Costs.

VAT

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

Viewing & Further Information



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