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Modern Office Suites

Alba House

Mulberry Business Park, Wokingham,
RG41 2GY

Office

TO LET

3,656 to 16,629 sq ft

(339.65 to 1,544.88 sq m)

- Open Plan Contemporary Space
- Impressive Glazed Reception Area
- Excellent private parking provision at 1:214 sq ft
- WCs and Shower Facilities
- *Please note internal photos used for marketing are of a similar suite

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Summary

Available Size	3,656 to 16,629 sq ft
Rent	£18.50 per sq ft
Business Rates	See accommodation table
Service Charge	Estimated at c.£7.80 psf
EPC Rating	B (38)

Description

Contemporary, open plan ground floor offices with an impressive reception and glazed landing area. The office is presented in open plan format but given the excellent natural light would partition easily. The building is served by a 5 person passenger lift with WCs and shower facilities on the landing area. The suite comes with 21 parking spaces with a ratio of 1:214 sq ft.

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
Ground - GF Left	4,548	422.52	£6.75 /sq ft
Ground - GF Right	3,656	339.65	£7.35 /sq ft
1st - FF Left	4,505	418.53	£6.82 /sq ft
1st - FF Right	3,920	364.18	£6.43 /sq ft
Total	**16,629**	**1,544.88**	

Viewings

By appointment with the Sole Agent: Page Hardy Harris

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

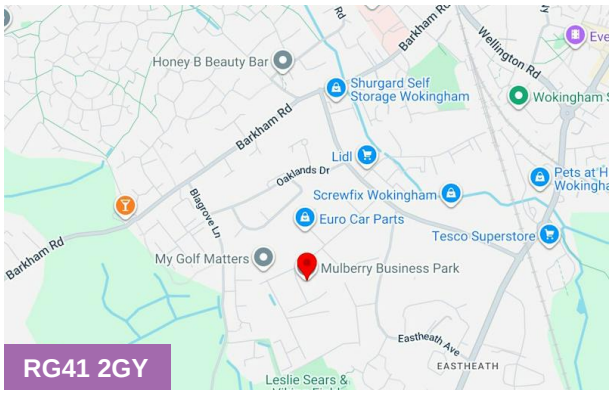
Each party will be responsible for their own legal fees.

VAT

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







Viewing & Further Information



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