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Self contained office building in a rural setting

The Coach House & The Shires

Woods Farm, Wokingham, RG40 3AE

Office

TO LET

489 to 1,428 sq ft

(45.43 to 132.67 sq m)

- Available together or separately
- 8 allocated parking spaces in total
- Kitchen and WC facilities
- Impressive countryside views
- Suitable for Class E use

The Coach House & The Shires, Woods Farm, Wokingham, RG40 3AE

Summary

Available Size	489 to 1,428 sq ft
Rent	£8,000 - £22,000 per annum
Business Rates	Please see below
Estate Charge	£1 per sq ft
EPC Rating	D

Description

These two properties can be taken together or separately. The Shires currently comprises of open plan office area and a WC/shower room. There would be 3 allocated parking spaces if taken independently. The Coach House currently comprises of open plan office area, separate board room, comms room, storage area, 2 WCs and kitchen. There would be 5 spaces allocated to the Coach House.

The property would be suitable for Class E use but there are restricted operating hours. Operating hours are limited to Monday-Friday 7am-7pm and Saturday mornings.

Location

Woods Farm is located just off Easthampstead Road in Wokingham. There is excellent access to the A329(M) and in turn Junction 10 of the M4 (approx. 5 miles). In addition, Junction 3 of the M3 is approx. a 7.5 mile drive.

Both Wokingham and Bracknell Town centres are just a short drive away providing great amenities including regular rail links to London Waterloo and Reading.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Rates Payable
Ground - The Coach House	939	87.24	£14,000 /annum	£6,480 /annum
Ground - The Shires	489	45.43	£8,000 /annum	£4,060.80 /annum
Total	**1,428**	**132.67**		

Viewings

By appointment with the sole agent: Page Hardy Harris

Terms

Available on a new Lease, direct with the Landlord, for a term to be agreed.

Business Rates

The tenant will be responsible for paying Business Rates directly to the Local Authority. Please note Tenants eligible for small business rate relief might be able to claim up to 100% discount.

Legal Fees

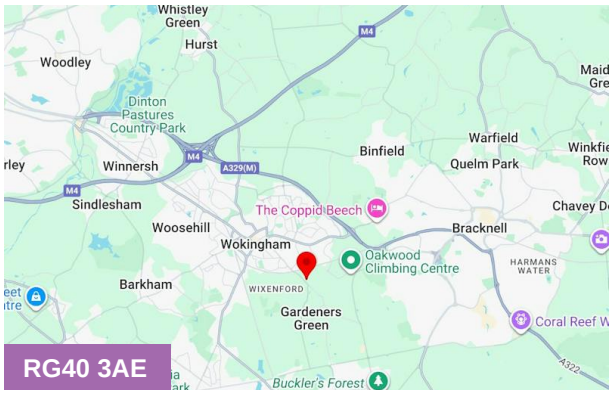
Each party will be responsible for their own Legal Fees.

VAT

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







Viewing & Further Information



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