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your property is our business

Self Contained Office on Wellington Business Park

Unit 1

Wellington Business Park, Crowthorne, RG45 6LS

Office

TO LET

974 sq ft

(90.49 sq m)

- Well Presented, Self Contained Unit in Highly Desirable Business Park in Crowthorne
- Excellent Parking Amenities
- Kitchenette & WC facilities
- Close to Local Retail Parade and Crowthorne Rail Station
- Potential for Small Business Rates Relief
- Easy Access to M4 (J 10) and M3 (J4)

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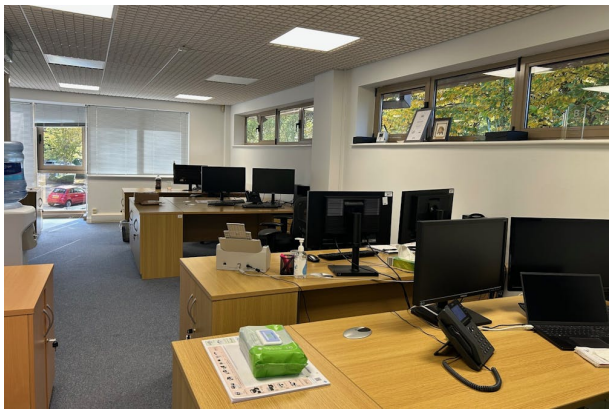
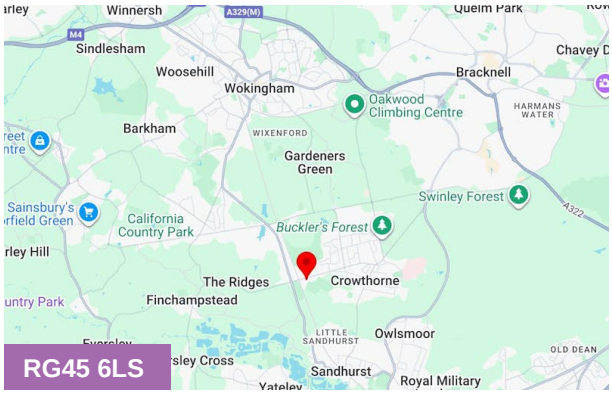
Summary

Available Size	974 sq ft
Rent	£21,428 per annum
Rates Payable	£5,940 per annum approx, from April 2026.
Rateable Value	£13,750
Service Charge	£1,892 per annum 2025 - Subject to Annual Variences
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (68)





Description

1 Wellington Business Park is located at the front of the estate but set back from Dukes Ride in pleasantly wooded landscaped grounds. It is an attractive self contained brick and tile building of modern construction with large feature windows to both the front and rear and further windows along the side elevation.

There are 4 private parking spaces adjacent to the building and further public and road parking nearby for visitors. The property benefits from internal and external security cameras and an alarm.

There is the opportunity to take the unit furnished.

Location

Wellington Business Park is located off Duke's Ride just a short walk from the railway station which provides services to Wokingham, Reading, Camberley and Farnham. There is a local parade of shops opposite Wellington BP with just a short drive to the Centre of Crowthorne, which is within 4 miles of both Bracknell and Wokingham their busy retail and commercial districts. It is a short drive to both the M3 to the South and the M4 to the North.

Viewings

Strictly through the Agent only

Terms

New FRI Lease directly with the Landlord

Viewing & Further Information

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