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Refurbished first floor office suites

Trinity Court

Molly Millars Lane, Wokingham, RG41 2PY

Office

TO LET

1,338 to 9,651 sq ft

(124.30 to 896.61 sq m)

- Available immediately
- Newly refurbished office suites
- LED Lighting
- Air conditioning
- Ample onsite parking
- Impressive double height, manned reception

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Summary

Available Size	1,338 to 9,651 sq ft
Rent	£17.50 per sq ft
Rates Payable	£7 per sq ft
Service Charge	£5 per sq ft Approximate figure - exact rate TBC
EPC Rating	C (71)

Description

Newly refurbished office suites on the first floor, accessed via the impressive double height reception area. The suite benefits from air conditioning and cabling, ample onsite parking, kitchenette facilities and shared WC facilities.

Location

Trinity Court is prominently situated on Molly Millars Lane, just south of Wokingham town centre and approximately ½ mile from the railway station. Wokingham is located between Reading and Bracknell with good road connections to the national motorway network via the M4.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
1st - Office 1	3,022	280.75	Available
1st - Office 2	981	91.14	Let
1st - Office 3	828	76.92	Let
1st - Office 4	1,346	125.05	Available
1st - Office 5	1,338	124.30	Available
1st - Office 6	830	77.11	Let
1st - Office 7	1,011	93.92	Let
1st - Office 8	2,934	272.58	Available
Total	**12,290**	**1,141.77**	

Viewings

By arrangement with the agent.

Terms

Available on a new 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 Fees.

VAT

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







Viewing & Further Information



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