



Offices to let

2,891 sq ft (269 sq m)

Competitive all inclusive rental package



- Part ground floor
- Quality fit-out
- 12 parking spaces (1:240 sq ft)
- New carpets
- Newly decorated
- Air conditioning
- Good security
- Flexible lease terms





Location

Located within Wokingham's largest Business Park off Molly Millars Lane, the property is conveniently accessible from M4 Junction 10 via A329(M) from the North, and M3 Junction 4 via A321 from the South. Wokingham railway station is within easy walking distance, providing a frequent service to nearby Reading and Bracknell, and fast Intercity Express to London Paddington (via Reading). Heathrow and Gatwick Airports are only 27 miles and 52 miles respectively by road.

The popular picturesque market town of Wokingham provides a wide range of shopping, dining and other amenities. There are Tesco and Lidl Superstores nearby, and the town is currently undergoing a multi-million pound improvement scheme which will provide further retail, leisure and business facilities.

Local occupiers include ACAL, Howdens, Intersurgical, Kids Unlimited, Screwfix and Shurgard Self Storage.

Description

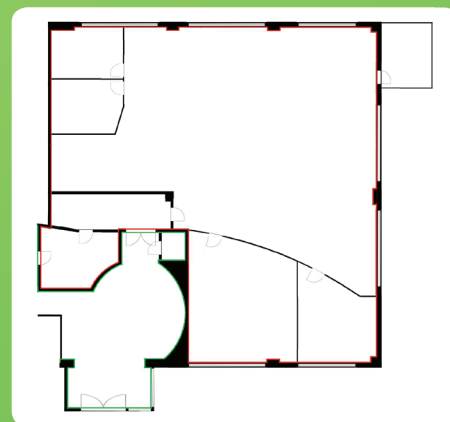
The property occupies approximately half of the ground floor of a modern, attractive two storey office building located on the edge of the business park, overlooking fields. The suite comprises a total of 2,708 square feet including flexible open plan office accommodation, various offices/meetings rooms and kitchen. In addition the suite shares a spacious reception area with one other occupier. The property has been fitted out and maintained to a high standard throughout and has been newly re-carpeted / re-decorated.

Amenities

- 12 parking spaces
- 3-pipe air conditioning throughout with fresh air ventilation system
- Good security – 8 foot steel palisade fencing, double glazed laminated glass, alarm
- Suspended ceilings with LG3 lighting
- Quality male, female and disabled WC's
- Private fitted kitchen
- Extensive CAT6 network cabling
- Virgin Business ultrafast broadband into building
- Flexible office accommodation with facilities area and fitted storage cupboards

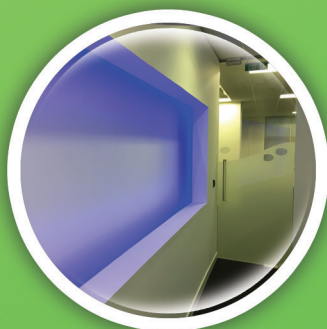
Terms

Competitive all-inclusive rental package available. Please contact the agents for full details.



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