Rateable Values (2017 List):

|  |  |
| --- | --- |
| 12c | £13,680 |
| 12d | £12,360 |
| 12a | £13,800 |

Uniform Business Rate multiplier (2019-2020) 49.1 pence

Tenure  
New leases are available from the landlord on terms to be agreed.

epc   
E105

legal costs   
Each party is to pay its own legal costs.

* **Suites from 2,436 sq ft. to 7,617 sq.ft.**
* **Modern office building**
* **Excellent onsite parking**
* **Potential for alternative commercial uses**
* **Suitable for owner occupation/ partial investment**



**Wokingham - 12 Oaklands Park, RG41 2FD**

**OakOReading – 50 Queens Road, RG1 4AU**

OFFICEs TO LET

**RENT: £17.00 per sq.ft.**



Description

12 Oaklands Park is a two storey, self-contained building on a site of circa 0.5 acres with a total of 44 parking spaces (a ratio of 1:268 sq.ft.) The property is currently sub-divided into four individually lettable office units. The property is located on Oaklands Park, accessed via Molly Millar’s Lane and Fishponds Road.

Location

Wokingham town centre is within walking distance and provides a wide range of amenities including shops, restaurants, bars, a library, swimming pool and several gyms. The area is currently undergoing a major redevelopment which will add to local facilities (including a cinema complex) and significantly improve traffic flows. Completion is expected late 2019.

Frequent train services are available to Reading (8 minutes) from which connections can be made to London Paddington (26 minutes). There are direct trains from Wokingham to London Waterloo with a journey time of 68 minutes. Wokingham is also well connected by road, being accessible from M4 J10 via the A329(M) and M3 J3 via the A322.

**Site Plan**

Availability

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **FLOOR** | **UNIT** | **Size sq ft** | **S/C pa** | **Availability** |
| Ground | 12c | 2,436 | £7,125 | Now |
|  | 12d | 2,708 | £10,000 | July 2020 |
| First | 12a | 2,473 | £12,140 | Now |
| **TOTAL** |  | **7,617** | **£37,453** |  |

VIEWINGS AND MORE INFORMATION

|  |  |  |
| --- | --- | --- |
| **Harry Gornall-King** | **Tom Mudie** | **Simon Fryer** |
| Hicks Baker | Hicks Baker | Fryer Commercial |
| T: 0118 955 7075 | T: 0118 955 7086 | T: 01344 741033 |
| E: [h.gornall-king@hicksbaker.co.uk](mailto:h.gornall-king@hicksbaker.co.uk) | E: [t.mudie@hicksbaker.co.uk](file:///\\HB-FS1\HB-Data\Business%20Space\BS%20HB%20Property%20Details\t.mudie@hicksbaker.co.uk) | E: [sfryer@fryercomm.com](file:///\\HB-FS1\HB-Data\Business%20Space\BS%20HB%20Property%20Details\sfryer@fryercomm.com) |