

| COMPLETELY REFURBISHED DETACHED AIR CONDITIONED OFFICE BUILDING
| BUSINESS PARK LOCATION ADJOINING WOODED PERIMETER
| CLOSE TO TOWN CENTRE AND STATION
| EXCELLENT ON SITE PARKING - 1:200 SQ FT

| FINAL SUITE 3,486 SQ FT

mulberrybusinesspark.co.uk



alba

TO LET

MULBERRY BUSINESS PARK
Wokingham, Berkshire RG41 2GY

alba

LOCATION

Wokingham is an attractive town, strategically located between Reading (Paddington 23 mins) and Bracknell (Waterloo 55 mins) and the M3 (junction 3) and M4 (junction 10) motorways, via the A329M (M4) and A332 (M3). The area provides some of the most attractive residential areas in the Thames Valley, and is close to Heathrow Airport.

The award winning Mulberry Business Park provides a total of 200,000 sq ft of contemporary office space, and is home to many well known companies. Wokingham station is within walking distance.

DESCRIPTION

Refurbished two storey office building with impressive entrance/reception. Last suite on ground floor is all that remains available.

AVAILABILITY

	TO LET	LET
GROUND FLOOR	3,486 sq ft	Nouveau Solutions
FIRST FLOOR	-	ePayMe and Next Gen
TOTAL AVAILABLE:	3,486 sq ft	

MULBERRY BUSINESS PARK, RG41 2GY



FEATURES

- Fully refurbished throughout
- Attractive new reception
- Wheelchair access to first floor (DDA Compliant)
- WC's reconfigured and refitted
- Three new showers
- Category A specification, including heating and 3 pipe VRF comfort cooling
- New LG7 lighting
- Ground floor trunking at 3m centres
- Upgraded landscaping and Estate Signage
- New bike shelter



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VIEWING

For attractive lease terms, please contact the joint sole agents:



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