

FULLY REFURBISHED DETACHED AIR-CONDITIONED OFFICE BUILDING

CLOSE TO TOWN CENTRE AND STATION

OFFERING FROM 2,034 - 8,826 SQ FT SQ FT IN THREE SUITES, READILY CAPABLE OF AMALGAMATION

EXCEPTIONAL PARKING PROVISION



RUBRA^{one}

TO LET

MULBERRY BUSINESS PARK
Wokingham, Berkshire RG41 2GY



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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.

AVAILABILITY

GROUND FLOOR	2,034 & 4,058 sq ft
FIRST FLOOR	2,734 sq ft
(Combine into 8,826 sq ft)	



FEATURES

- Completely refurbished throughout
- Exceptional car parking ratio (1:200 sq ft) within attractively landscaped bays
- Open plan layouts allowing a variety of partitioning, if required
- Air conditioning
- New suspended ceilings and LG7 compliant lighting
- Newly carpeted
- Stylish hardwood doors/cills
- Floor trunking
- WCs with showers
- Security entry systems



VIEWING

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



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