



TO LET



Wokingham

Wallis House

27 Broad Street RG40 1AU

£20.00 per sq ft

- Modern office suite
- Prominent town centre location
- 3 allocated car parking spaces
- Easy walking distance from Wokingham train station
- Kitchenette
- Comfort heating and cooling

Refurbished second floor town centre offices

ACCOMMODATION	sq ft	sq m
2nd Floor	825	76.6

Offices: Measured in accordance with IPSTM3

TERMS

An effective FR&I lease (via the service charge) is available from the Landlord on terms to be agreed.

RENT

£15,675 per annum exclusive.

RATES

Rateable Value: £13,500

Uniform Business Rate Multiplier (2023-24) - 49.9 pence.

Applicants are encouraged to undertake their own due diligence with the Local Charging Authority.

EPC

C. A full certificate is available on request.

VAT

All terms are exclusive of VAT unless otherwise stated.

LEGAL COSTS

Each party is to pay its own legal costs.

SERVICE CHARGE

A service charge is levied for the upkeep of the common parts of the building. Further details available on request.

For more information please contact **Hicks Baker**

0118 959 6144 info@hicksbaker.co.uk

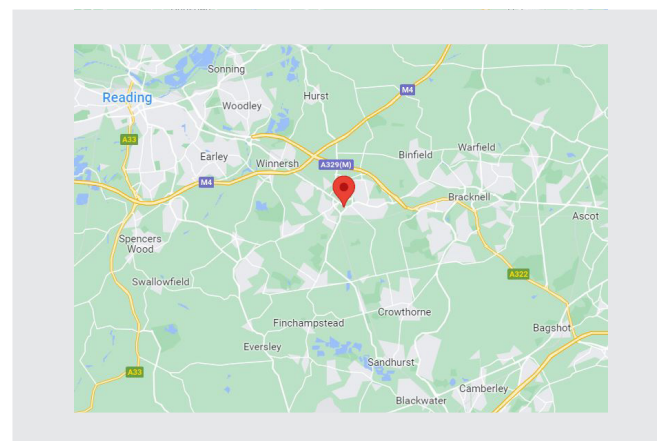
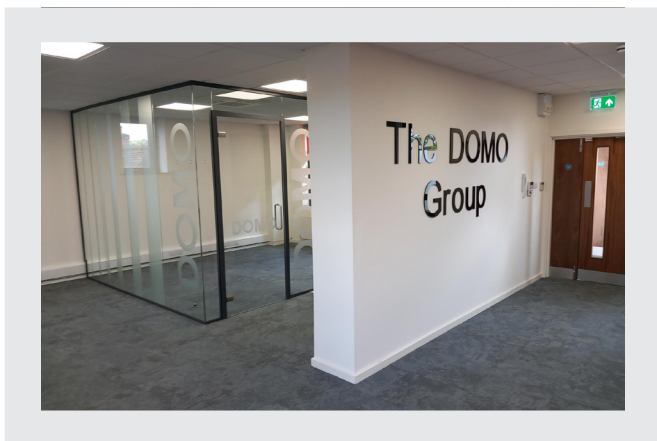
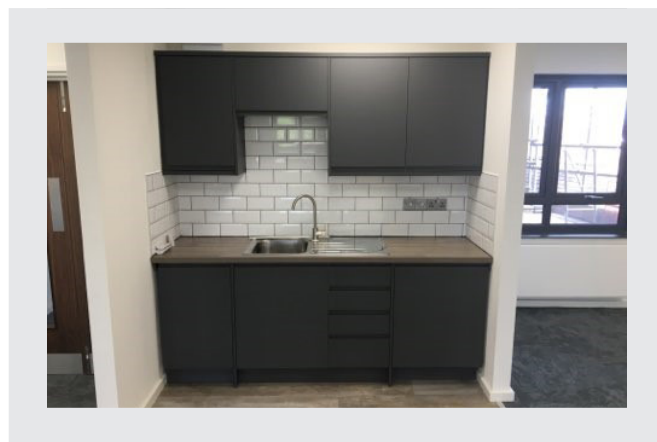
Description

Wallis House is an attractive Grade II listed office building in a convenient town centre location. The available suite is situated on the second floor and is predominantly open plan with a modern glass meeting room. The suite benefits from comfort heating and cooling, LED lighting and a kitchenette. There is access to a passenger lift and Male and Female WCs.

There is excellent parking provision onsite. The property has been recently refurbished to a very high standard creating a highly desirable working environment.

Location:

	A329	1.8 miles
	M4 Jct 10	5 miles
	M3 Jct 4	9.5 miles
	Wokingham Station	0.4 miles
	London Waterloo	FJT 1 hour 5 minutes
	London Paddington	FJT 55 minutes
	Rail-air coach to Heathrow	1 hour 12 minutes
	Heathrow by train	55 minutes
	Gatwick by train	1 hour 24 minutes
	Postcode	RG40 1AU
	What 3 words	///vital.cared.note



Date of publication: June 2023

Code for Leasing Business Premises

We strongly recommend you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code is available through professional institutions and trade associations or through the website. [Click here.](#)

Misrepresentations Act 1967

Hicks Baker for themselves and for the vendors or lessors of this property, whose agents they are give, notice that: 1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use of occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Hicks Baker has any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated the terms exclude VAT.

Harry Gornall-King

h.gornall-king@hicksbaker.co.uk

+44 (0) 7738 104806

Simon Fryer

sfryer@fryercomm.com

+44 (0) 7836 519613