



Individual Rooms Available via License

Rooms 2 & 3

Shop 10, Bush Walk, Wokingham, RG40 1AT

Office

TO LET

152 to 328 sq ft

(14.12 to 30.47 sq m)

- Town Centre Location
- Character Property
- Rooms Available Together or Separately
- Shared W/C & Kitchenette Facilities

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Summary

Available Size	152 to 328 sq ft
Rent	£6,080 - £13,120 per annum
Business Rates	*Rent inclusive of any business rates
EPC Rating	Upon enquiry

Description

Available either together or separately, Rooms 2 and 3 are located on the second floor of this character building. Tenants will have 24/7 access and the rooms would be suitable for a range of Class E uses.

The rent quoted is inclusive of business rates, service charge and utilities.

Location

The unit is located in a prominent position overlooking the busy Market Place and close to the brand new Peach Place scheme, let to occupiers including Oliver Bonas, Waterstones, Gail's Bakery, Cook, Mountain Warehouse, Sweaty Betty and Sit & Sip. The A329M gives excellent access to the M4 and M3 motorways. Wokingham railway station is on the Reading/London (Waterloo) line and is a short walk away.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent
2nd - Room 2	152	14.12	£6,080 / annum
2nd - Room 3	176	16.35	£7,040 / annum
Total	328	30.47	

Viewings

Please contact the Agent to arrange: Page Hardy Harris

Terms

Available via a License with the Head Tenant

VAT

All figures quoted are exclusive of VAT which we understand is chargeable.



Viewing & Further Information



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