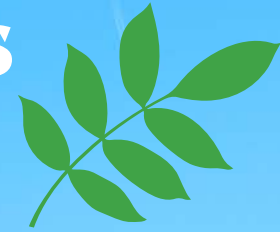


Ashridgewood Business Park



Warren House Road Wokingham RG40 5RD
New Grade A office scheme with parking

**Sussex
Barn**

2,252 sq ft

**Farthings
Barn**

2,614 sq ft

**Dunstable
Barn**

2,390 sq ft

ashridgewood.co.uk

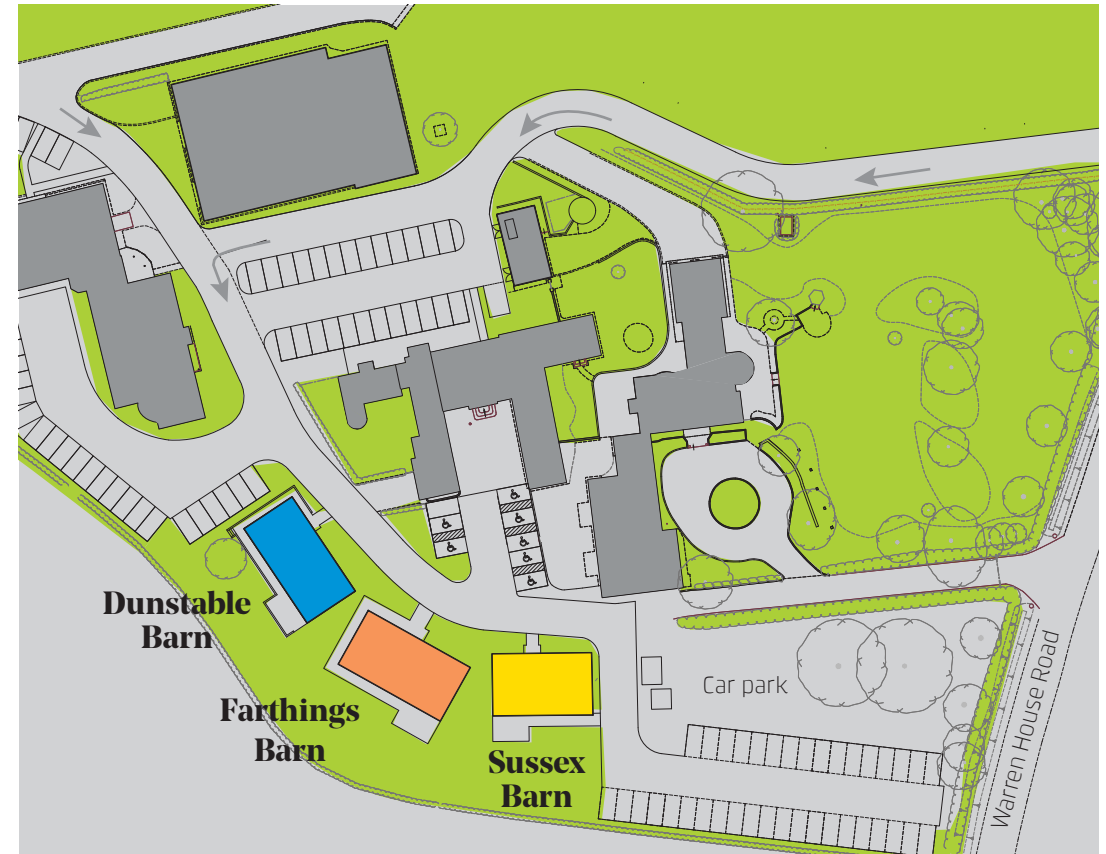
Description

Ashridgewood Business Park is set within a gated landscaped environment that comprises a number of mixed commercial buildings, of which three new office units are the first phase. The three units are named Sussex, Farthings and Dunstable Barns. Each office provides exceptional open plan accommodation over two floors, benefitting from a mixture of modern and character features.



Key features

- Detached office units
- Air conditioning
- Raised access floors and perimeter trunking
- Suspended ceilings with integral LED lighting
- Fibre available onsite
- Fitted kitchens
- Fire and intruder alarm
- Entry system
- CCTV coverage
- 3 WCs per office
- Terrace
- Car parking
- Short drive to Wokingham town centre, the train station and the A329(M)

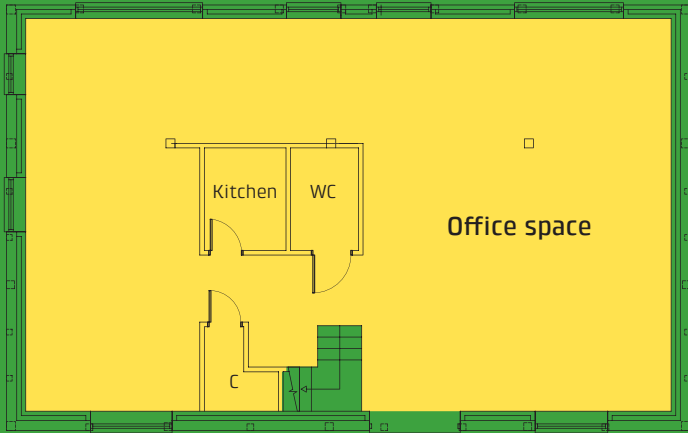


Sussex Barn

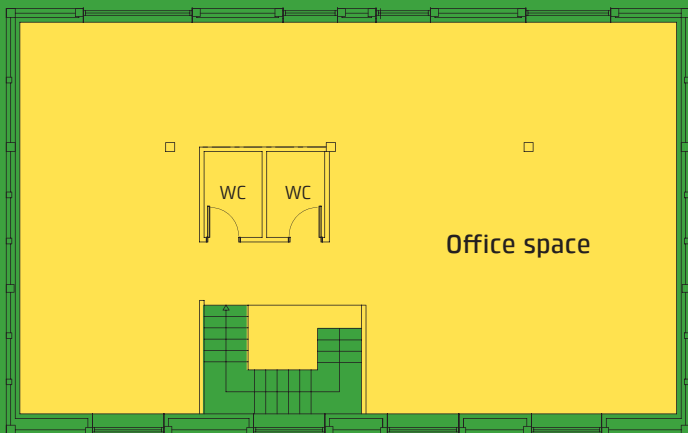


	ft ²	m ²
Ground	1,127	105
First	1,125	105
Total	2,252	210

	ft ²	m ²
Ground	1,336	124
First	1,278	119
Total	2,614	243



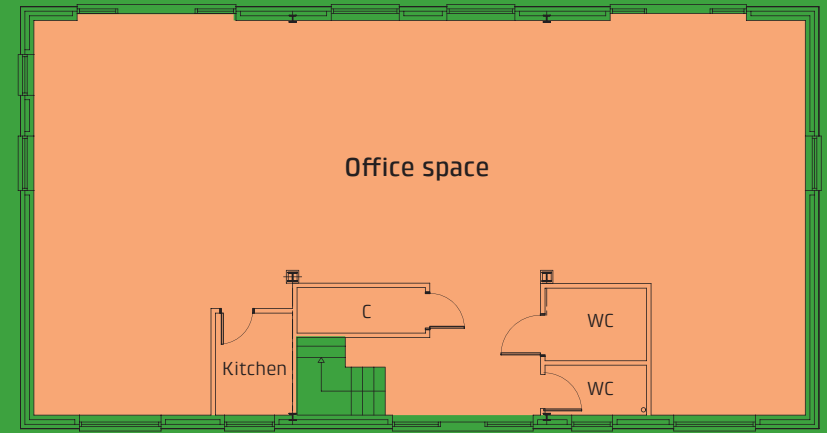
Ground



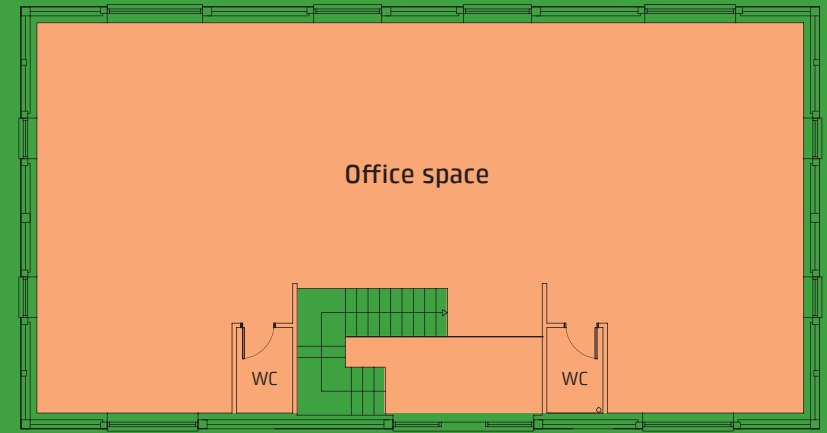
First



Farthings Barn



Ground



First

Dunstable Barn



	ft ²	m ²
Ground	1,166	108
First	1,224	114
Total	2,390	222

Terms

The offices are available on new fully repairing and insuring leases.

Quoting Rent

£18.00 per sq ft exclusive.

Business Rates

To be assessed.

EPC Rating

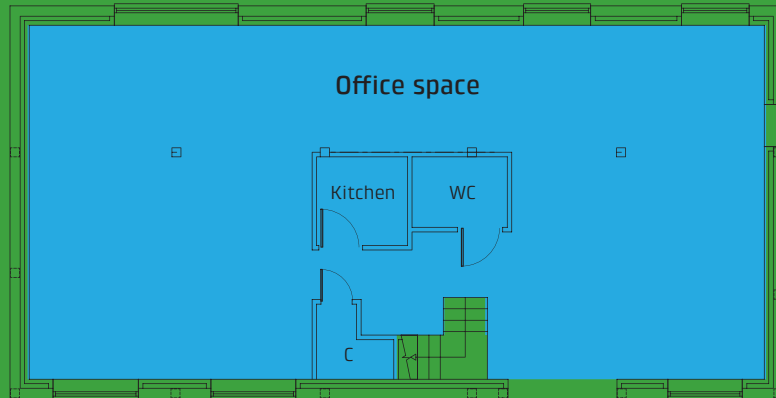
B26.

Legal Costs

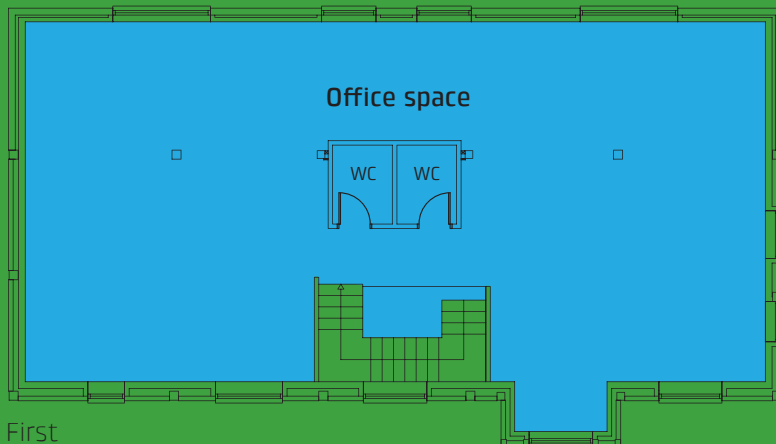
Each party to be responsible for their own legal costs incurred.

Services

Both Vail Williams and Pennicott have not checked and do not accept responsibility for any of the services within this property and would suggest that all occupiers satisfy themselves in this regard.



Ground



First



Location

Wokingham is ideally situated in the heart of the Thames Valley, off Junction 10 of the M4 Motorway, midway between Reading to the north west and Bracknell to the east.

Wokingham is undergoing a huge regeneration of its town centre in the Peach Place and Elms Field schemes. Numerous new tenants have already committed to the town including Waterstones, Gails Bakery, Cook, Aldi, Premier Inns and Everyman Cinemas.

Whilst Ashridgewood Business Park is situated on the fringe of the town, within a rural location, it is only a 3 minute drive away from the town centre and a 5 minute drive from the station. The station provides a regular direct train service to both Reading and London Waterloo.



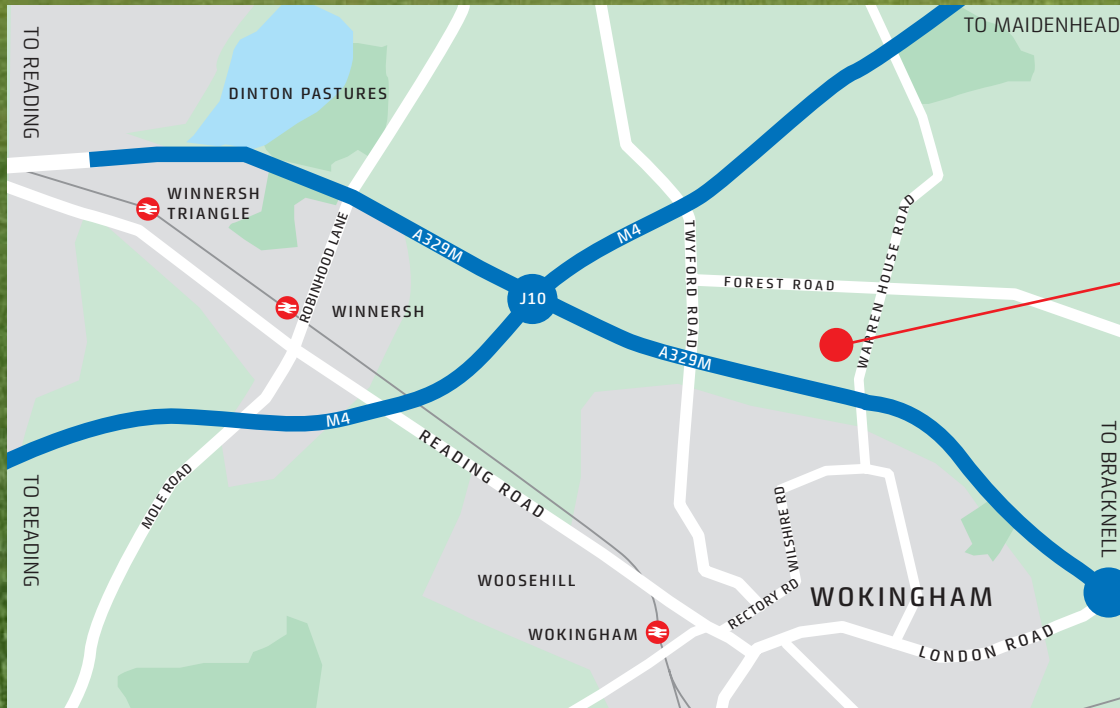
Visualisation of Peach Place redevelopment



Warren House country pub



Visualisation of Elms Field regeneration



ashridgewood.co.uk

Ashridgewood Business Park



Viewing

Strictly by appointment
through the joint sole agents



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