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Martin & Pole
Established 1846
ESTATE AGENTS

Residential & Commercial Estate Agents • Lettings Agents
Auctioneers • Planners • Management • Surveyors & Valuers

Unit 9 Sunfield Business Park New Mill Road Finchampstead



**A small exclusive development of mainly business units
in semi rural setting**

**Ground floor offices with toilet and kitchen area
Good on site car parking
About 710 sq ft**

**For further information or an appointment to view please contact
our Wokingham branch on 0118 978 0777**

TO LET

Rent £12,000 per annum

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- LOCATION:** Sunfield Business Park is conveniently situated south of Wokingham between the villages of Eversley and Arborfield just off the A327. Reading and the M4 is accessible to the north with Camberley, Basingstoke and the M3 to the south.
- DESCRIPTION:** A small exclusive development with good on site parking and security features including CCTV, security lighting and a heavy electric steel gate with 24 hr access. The units all have air conditioning, heat pump units and the benefit of solar power providing subsidised electricity, there is also a post collection facility and all units have Cat 5 wiring.
- Unit 9** benefits from 710 sq ft of open plan office space with kitchenette and single WC. The floor is raised allowing for computer socket locations to suit a tenant.
- EPC:** The property is assessed as C60.
- TERMS:** Our client is anticipating a five year lease but alternatives may be considered.
- RENT:** £12,000 per annum assuming a five year lease.
- SERVICE CHARGE:** This includes waste disposal, building repair, post collection, insurance costs and a maintenance fund. For the current year:
- Unit 9 - £1836 pa
- VAT:** The rent and service charge are subject to VAT.
- BUSINESS RATES:** **Unit 9** – Rateable value £12,000
- For information on small business rate relief please visit the VOA website. There may be no liability to pay rates.
- LOCAL AUTHORITY:** Wokingham Borough Council
- VIEWING:** By appointment with the owner's agents

MARTIN & POLE
Telephone 0118 978 0777

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IMPORTANT NOTE:

We have endeavoured diligently to ensure the details of this property are accurate. We have not tested the services, appliances or fittings (if any) referred to in the details. We recommend that each of the statements is verified and the condition of the property and of the services, appliances and fittings (if any) is investigated by you or your advisers before you finalise your offer or enter into a contractual commitment.

0118 978 0777