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ESTATE AGENTS

Residential & Commercial Estate Agents • Lettings Agents
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Evolution House, 2-6 Easthampstead Road, Wokingham.



Wokingham Town Centre.

The entire first floor of Evolution House – 834 sq ft (77.5 sq m).

Currently set out as one larger open plan office and two smaller offices – each with their own locking front door.

The larger open plan office was previously three smaller offices.

In addition there is the use of communal facilities on the ground floor comprising large kitchen, the toilets and the rear garden with decking.

No car parking – but we understand Season Tickets are available in the adjoining Easthampstead Road car park.

AVAILABLE IMMEDIATELY – for a term to be agreed



For further information or an appointment to view please contact our Wokingham branch on 0118 978 0777 or w@martinpole.co.uk

To Let

£13,000 per annum

7 Broad Street
Wokingham
Berkshire RG40 1AY
T: 0118 978 0777 F: 0118 977 1991
w@martinpole.co.uk

The Auction House:
Milton Road Wokingham
Berkshire RG40 1DB
T: 0118 979 0460 F: 0118 977 6166
a@martinpole.co.uk

Associated Office:
16 The Parade Silverdale Road
Earley Reading Berkshire RG6 7NZ
T: 0118 926 4422 F: 0118 926 3334
e@martinpole.co.uk

www.martinpole.co.uk

Evolution House, 2-6 Easthampstead Road, Wokingham. RG40 2EG.

DESCRIPTION: Occupying a bold position virtually on the corner of Easthampstead Road and Peach Street formerly occupied as cottages, but for some years important office accommodation. There are currently three offices all on the first floor each with their own locking door. The offices have become vacant because the tenant has moved to the ground floor. Also on the ground floor there are communal facilities including a large kitchen/staff room and male and female toilets. The garden has been laid out with decking.

LEASE: The Landlord will grant a new lease on terms to be agreed. It will be outside of the Landlord and Tenant Act 1954.

RENT: £14,000 per annum exclusive of VAT.

SERVICE CHARGE: Four ninths of the gross costs.

BUSINESS RATES: The three rooms are individually assessed, as follows:

Room 1 £1,495.

Room 2 £1,481.

Room 3 £5,369.

Under current legislation it is quite possible the occupier will be exempt from rates owing to the small business relief available.

FEES: Each party to pay their own legal fees.

ENERGY EFFICIENCY RATING - The property is assessed at D88 - Certificate dated 18th August 2014.

VIEWING: Strictly by appointment with the Landlord's sole agents, telephone 0118 978 0777.



0118 978 0777