

# TO LET

## SELF-CONTAINED OFFICES/BUSINESS UNIT

### 3,485 SQ FT (324 SQM)



**150 WHARFEDALE ROAD  
WINNERSH TRIANGLE  
WOKINGHAM RG41 5RB**

#### LOCATION

The property occupies convenient location being a short drive from Junction 10 of the M4 Motorway and short walk from Winnersh train station which offers a comprehensive service between Reading and London Waterloo. The Park also benefits from a bus shuttle service to Reading town centre and has a Holiday Inn with a fully fitted gym, restaurant/bistro, bank and convenience store.

#### DESCRIPTION

The premises comprise a purpose-built office/business unit with accommodation arranged over 3 floors. The ground floor comprises 2 meeting/training rooms and a small R&D/storage area to the rear with the benefit of an up-and-over loading door. At first floor level the building has been fitted out to provide predominantly open-plan accommodation with one office/meeting room and a fitted kitchen area. At second floor level there is an open-plan office with a full height glazed partition overlooking the floor below.



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## ACCOMMODATION

We understand the premises totals approximately 3,485 sq ft. net internal area (323.75 sqm)



## SPECIFICATION

- ◆ Full height glazing, flexible open-plan floor plates
- ◆ Air conditioning
- ◆ Fully raised access floors
- ◆ Male and female, disabled WC
- ◆ 16 parking spaces

EPC - Energy Performance Asset Rating is D

## LEASE

The property is available on the residue of the existing lease which expires from 31<sup>st</sup> August 2015 at a current rent of £82,626 pa exclusive.

## SERVICE CHARGE

There is a service charge payable to cover the cost of the upkeep of the common parts the current service charge for the year 2013-2014 is £2,442.22 pa.

## RATEABLE VALUE

£42,750 per annum

## LEGAL COSTS

Each party to bear their own legal costs in this matter.

## VAT

All prices quoted are exclusive of VAT which may be charged on the rent.

**VIEWING** - Strictly by appointment with the sole agents Parkinson Holt. Contact Shaun Walters 01189 023933. Email: [swalters@parkinsonholt.com](mailto:swalters@parkinsonholt.com)