



## Refurbished, 2 Storey Office in Crowthorne

### Unit 6

Wellington Business Park, Dukes Ride,  
Crowthorne, RG45 6LS

Office

**TO LET**

**622 to 1,280 sq ft**

(57.79 to 118.92 sq m)

- Attractive, Self-Contained, Ground and First Floor Office Space
- Available as a Whole or Ground & First Floor Separately
- Very Good Parking Ratio
- Close to Local Amenities & Train Station
- LED Lighting & A/C
- Easy Access to J10 of M4 and J3 & 4 of M3
- Close to Wokingham, Bracknell & Camberley

# Unit 6, Wellington Business Park, Dukes Ride, Crowthorne, RG45 6LS

## Summary

<b>Available Size</b>	622 to 1,280 sq ft
<b>Rent</b>	£21.50 per sq ft
<b>Rates Payable</b>	£5.75 per sq ft approx - currently rated as a whole. Small business rate relief may be applicable.
<b>Rateable Value</b>	£14,750
<b>Service Charge</b>	£1.79 per sq ft Jan to Dec 2025 Budget - Subject to Annual Variances
<b>EPC Rating</b>	E (119)

## Description

This Self-Contained Ground and First Floor space is set on the well established and attractive Wellington Business Park. The offices are accessed through the front door but the floors have separate, secured entrances allowing for easy division of the units if required. There is LED lighting, central heating and perimeter trunking. The 1st floor benefits from an AC system. The kitchen is located on the 1st Floor with Male, Female and Disabled WCs. There is generous parking with 6 allocated spaces. There is a public car park opposite and on road parking nearby.

## Location

Wellington Business Park is located just off Dukes Ride next to Wellington College. There is a parade of shops opposite that provide a range of services and Crowthorne Town is just a short drive away with a CoOp, Lidl, Costa and range of Independent Retailers. The train station is also a short walk with regular services into Wokingham, Reading, Paddington, Sandhurst, Farnham, Guildford and Gatwick. The M4 and M3 are easily accessed at J10 and J3 & 4 respectively.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	622	57.79
1st	658	61.13
<b>Total</b>	<b>1,280</b>	<b>118.92</b>

## Viewings

By prior arrangement with the Agent only.

## Terms

New FRI Lease, for a term to be agreed. The lease will be direct with the Landlord.

## Business Rates

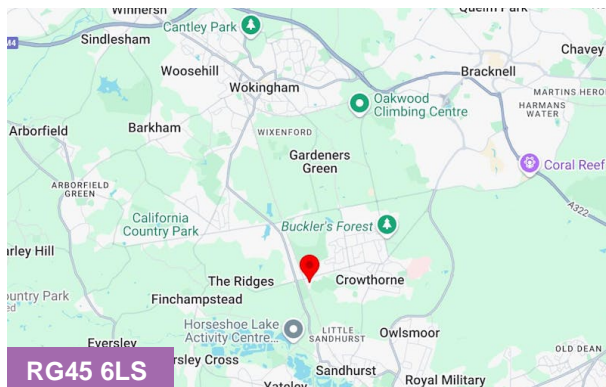
The tenant will be responsible for paying Business Rates directly to the Local Authority.

## Legal Fees

Each party will be responsible for their own Legal Costs.

## VAT

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



## Viewing & Further Information



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