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**Martin & Pole**  
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ESTATE AGENTS

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

## Thorne House, 267 High Street, Crowthorne.



**First floor office suite approximately 255 sq ft**

**A modern building just off the High Street and virtually adjacent to a free public car park**

**Available immediately on flexible terms**

For further information or an appointment to view please contact our Wokingham branch on 0118 978 0777 or [residentialsales2@martinpole.co.uk](mailto:residentialsales2@martinpole.co.uk)

**TO LET**

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## Thorne House, 267 High Street, Crowthorne. RG45 7AH.

- LOCATION:** Very conveniently located adjacent to a free public car park and within easy walking distance of all amenities within Crowthorne High Street. A modern office building comprising on the ground floor a large garage/storage area, ladies and gentlemen's toilets and a kitchenette. On the first floor are two office suites the rear office suite is now available to let. On the top floor is residential accommodation.
- ACCOMMODATION:** Approximately 255 sq ft self contained first floor office with gas fired central heating.
- TERMS:** The Landlord will consider proposals, but is prepared to commit to a reasonable length of term.
- RENT:** £450 per calendar month plus VAT.
- SERVICES:** All main services are connected to the building. The gas and the electricity supply have a main meter and a sub meter serving the residential accommodation. The first floor overheads are then apportioned this office suite paying 40% of the utility charge .
- RATEABLE VALUE:** £3,800  
Small business rate relief may be available on these premises, please contact Bracknell Forest Council for further information.
- VIEWING:** Strictly by appointment with the Sole agent

**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