

HUNTERS[®]

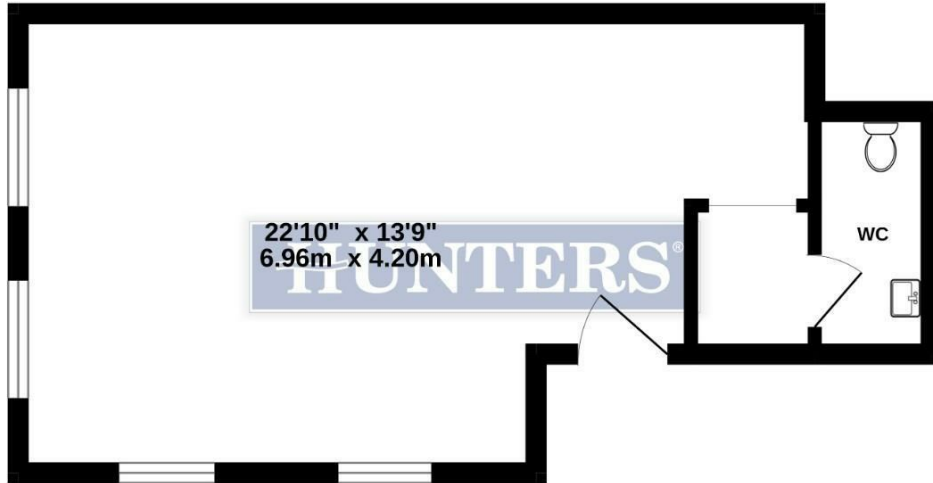
HERE TO GET *you* THERE

Unit 1 Walnut Court Rose Street, Wokingham, RG40 1XU

Property Images



GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		69	69
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Map



Details

Summary

Modern commercial premises to let (Class E)
Rose Street, Wokingham, RG40

Leasehold
Price £POA
(300sq. ft)

Features and Description
Modern Self-contained with Integral WC and Kitchenette.
Desirable Town Centre location adjacent to Peach Place Plaza.
Allocated Parking space.
Class E Premises
EPC C.
New lease direct from the landlord

Property Description
This unit is being offered to rent on a new FRI Lease and falls under Class E planning use. The property comprises of bright open plan space with a kitchenette and WC facilities and allocated parking space.

Location
The property is very well located in Rose Street, centre of the affluent market town of Wokingham. Adjacent to Peach Place Plaza and a stone's throw from the town's historic marketplace, centre of the thriving retail area. Additional paid parking nearby. Railway station 10 mins walk.

Terms
A new 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 costs
Each party will be responsible for paying their own legal costs.

Features

- Modern Commercial premises
- Class E
- Leasehold
- 300sq ft
- Open plan space
- Kitchenette and WC facilities
- Allocated parking space
- Town centre location
- Walking distance to train station