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**Martin & Pole**  
inc. Watts & Son est. 1846

Residential & Commercial Estate Agents  
Sales • Lettings • Auctioneers • Valuers

Chartered Surveyors & Estate Agents

## 2A Oaklands Business Park, Wokingham RG41 2FD



**Modern First Floor offices – about 2734 sq ft (254 sq m)**

**2 connected open plan offices. Popular Business Park, off Molly Millars Lane**

**12 parking spaces, LED lighting, air-conditioning, suspended ceilings**

**Refurbished with kitchen and two toilets**

**New Lease – Terms by negotiation**

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



**Rent £40,000 per annum plus VAT**

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Wokingham  
RG40 1AU  
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Fine & Country  
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## 2A Oaklands Business Park, Wokingham RG41 2FD

- DESCRIPTION:** The entire first floor of an impressive semi-detached business unit on the popular Oaklands Business Park.
- Compatibility between ground and first floor occupiers will be important. The Ground Floor occupiers are Global Event Technology.
- This is a smart office building with the First Floor approached over an easy rising flight of stairs with toilets and a kitchenette. The office accommodation is then evenly split to the right and left-hand side, each side with its own entrance but also open plan.
- LOCATION:** The property is located on Oaklands Business Park which forms part of the main commercial area of Wokingham, on the southern outskirts of the town.
- Wokingham railway station is about 1.5 miles with the Shops a little further. There are fast train services from Wokingham to Reading (about 8 minutes) with connections available to London, Paddington (about 23 minutes) and the Elizabeth Line to Heathrow Airport, central and east London. Wokingham is well connected by road, the M4 (Junction 10) on the outskirts of the town, the M3 (Junction 4) to the south.
- TERMS:** A new Lease will be issued. Terms to be agreed.
- RENT:** £40,000 per annum plus VAT. (£15 per sq ft.)
- RATEABLE VALUE:** £34,000
- EPC RATING:** Band C
- SERVICES:** Gas fired central heating with radiators throughout.  
**NB.** It is likely there will be a service charge reflecting usage for gas, water and electricity.
- VIEWING:** By appointment with the Owners Sole Letting Agents Martin and Pole. Tel 0118 978 0777 or Email [wokingham@martinpole.co.uk](mailto:wokingham@martinpole.co.uk)
- Folio No.: DCA/36763/July 2023/RAH

**CODE FOR LEASING BUSINESS PREMISES:** We strongly recommend a prospective Tenant or Purchaser takes professional advice from a qualified Surveyor, Solicitor or Licenced Conveyancer before agreeing to or signing a business tenancy agreement. The Code is available on the RICS website. [Click Here](#)

**IMPORTANT NOTE:** We have endeavoured diligently to ensure the details of this property are accurate. We have not tested the services, appliances, and 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.

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