

First Floor Offices, 2-4 Broad Street, Wokingham



Wokingham Town Centre

Self-contained first floor office

Night storage electric heating

Approximately 525 sq ft

Available September 2024

To Let on a new lease

TO LET £8,000 per annum

For further information or an appointment to view please contact our Wokingham branch on 0118 978 0777 or wokingham@martinpole.co.uk

Wallis House
27 Broad Street
Wokingham
RG40 1AU
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w@martinpole.co.uk

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- LOCATION:** Office building situated on the main commercial street of Wokingham town centre. The property is situated in close proximity to the Town Hall and Market Square. All amenities of the town centre, lovely view down Rose Street. The railway station is within half a mile with regular services on the Reading to Waterloo line and Reading to Guildford/Gatwick line. The M4 motorway runs just to the North of the town.
- DESCRIPTION:** A self-contained first floor office suite comprising an open plan office area together with a separate manager's/meeting or storeroom. The current layout accommodates comfortably five working desks. The suite benefits from WC and kitchen facilities, it is fully carpeted and has night storage electric heating. Benefits from a shared security entry access from Broad Street.
- THE TERM:** The landlord is offering a new lease for a term to be agreed.
- VAT:** VAT is not payable on the rent.
- RENT:** £8,000 per annum paid quarterly in advance with a deposit of three months rental required.
- SERVICE CHARGE:** TBC
- EPC:** E 105
- VIEWING:** Strictly by appointment with the landlord's sole agents
- MARTIN & POLE** Telephone: 0118 978 0777
Email: wokingham@martinpole.co.uk
- Folio No:** 36765

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