



**UNIT 19 WELLINGTON BUSINESS PARK, CROWTHORNE,
RG45 6LS**

FOR SALE

1,981 SQ FT (184.04 SQ M)



**Vail
Williams**

Summary

Self-contained Business Unit Investment Opportunity

Available Size	1,981 sq ft
Price	£450,000.00
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (55)

- Grade A Self-Contained Office
- Excellent Parking Provisions
- EV Charging Points
- Air Conditioning
- Close to Crowthorne Station

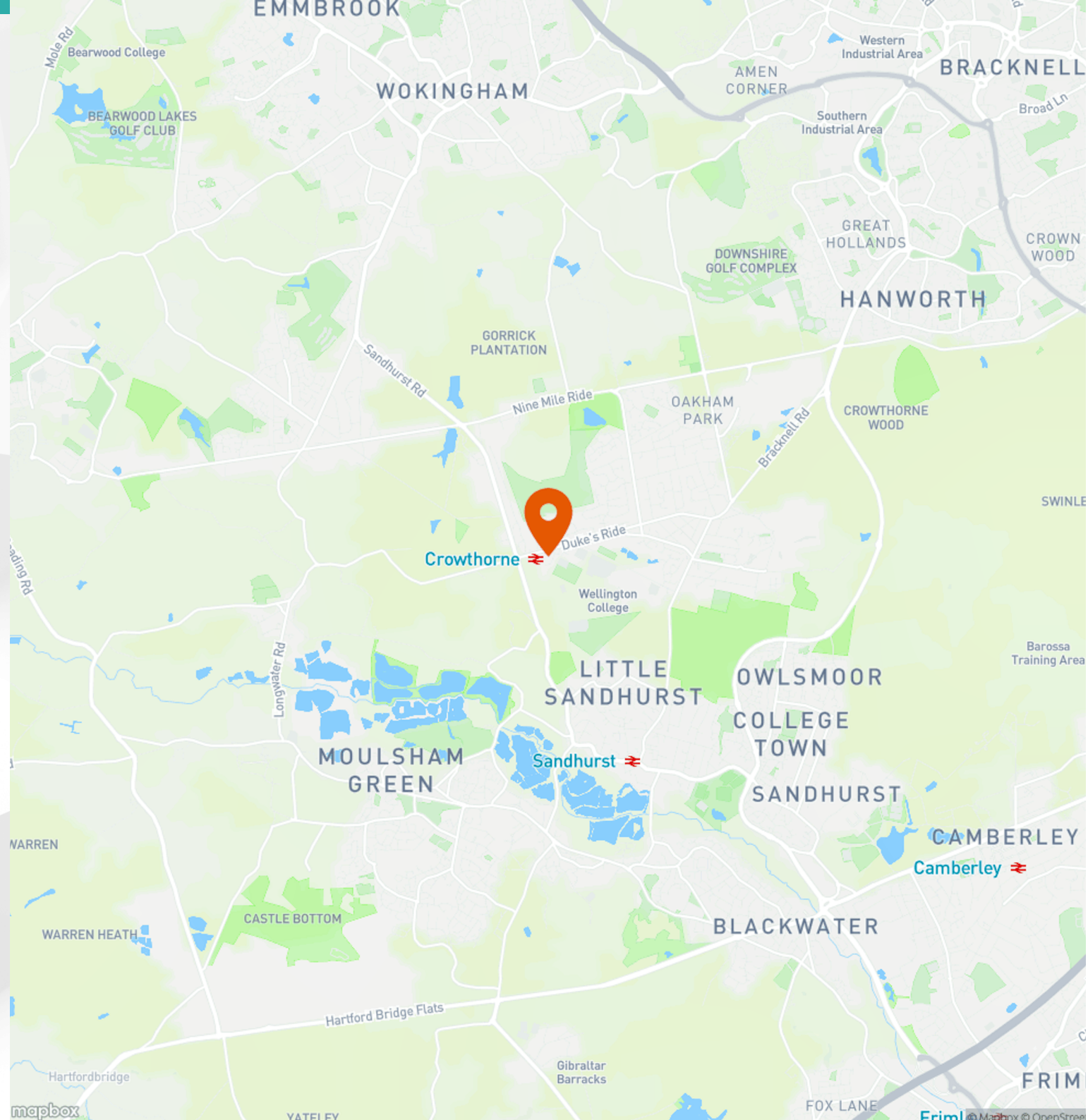


Location



Unit 19 Wellington Business Park, Crowthorne, RG45 6LS

Wellington Business Park is located off Duke's Ride just a short walk from the railway station and local shops in Crowthorne, which is within 4 miles of both Bracknell and Wokingham with their busy retail and commercial districts. Sandhurst and Camberley lie a couple of miles to the South. It is a short drive to both the M3 to the South and the M4 to the North.





Further Details

Description

19 Wellington Business Park is located towards the rear of the park, set back from the main entrance and surrounded by wonderful, wooded landscape. The unit itself is a high quality self-contained building of modern construction and large windows along the front and side elevation.

The unit currently comprises of two office units with the first floor occupied on a tenancy and the ground currently occupied but will become vacant from August 2024, both providing Grade A office accommodation. There are 8 parking spaces allocated to the unit and with the first floor tenant having installed EV charging points.

Tennancy Details

- Ground Floor - Let to Interface Force Measurement Limited at term of 5 years from September 2019 at a rent of £16,020 per annum exclusive on a effectively FRI terms (Expected that the Tenant will vacate in September 2024).

- First Floor - Let to Financial Planning Partners Limited for a term of 10 years from May 2018 at a rent of £17,700 per annum exclusive on a effectively FRI terms.

Viewings

Stricly by arrangement with the sole agents.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
1st	1,052	97.73
Ground	929	86.31
Total	1,981	184.04

Terms

Freehold

VAT

All figures quoted are exclusive of VAT, which may be chargeable

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.



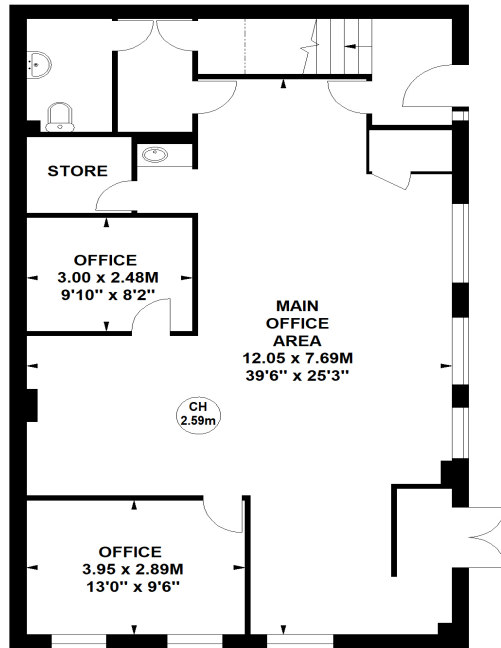
**Wellington Business Park,
Duke's Ride, Crowthorne RG45**

Approximate Net Internal Area
184.03 sq m / 1981 sq ft

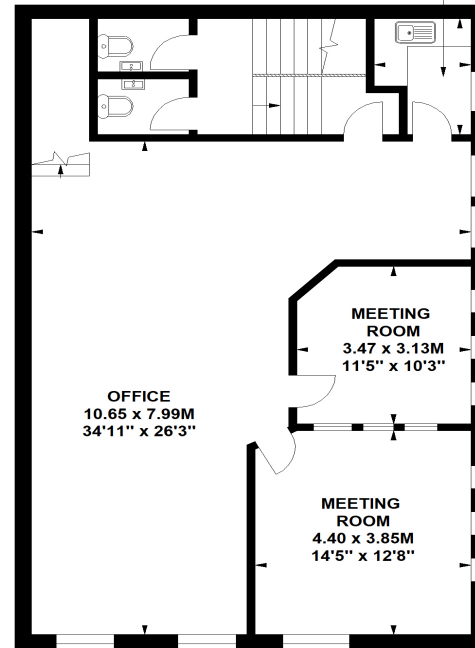
Key :
CH - Ceiling Height



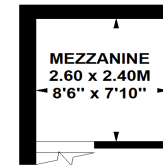
KITCHEN
2.48 x 1.73M
8'2" x 5'8"



Ground Floor



First Floor



MEZZANINE

Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only



Enquiries & Viewings



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