

CROWTHORNE

Unit 19 Wellington Business
Park, RG45 6LS



OFFICE TO LET

929 SQ FT

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

Ground Floor Business Unit To Let

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Summary

Available Size	929 sq ft
Rent	£18.50 per sq ft
Rates Payable	£6,112.75 per annum Rateable Value for Ground Floor
Rateable Value	£12,250
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (55)

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 available space is a quality self-contained ground floor unit.

The ground floor currently comprises a self contained entrance, two meeting rooms, open plan office space, kitchenette, WC and storage space.

Location

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.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	929	86.31
Total	929	86.31

Viewings

Strictly by arrangement with the sole agents.

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.



Andrew Baillie
07502 233 770
abaillie@vailwilliams.com

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