

Second Floor Offices, 2 Broad Street, Wokingham, RG40 1AB



Wokingham Town Centre

Self-contained second floor office

Gas Central heating

Approximately 613 sq ft

Available Immediately

To Let on a new lease

TO LET £8,750 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 second floor office suite comprising an open plan office area together with a separate manager's/meeting or storeroom. The current layout accommodates comfortably five-six working desks. The suite benefits from WC and kitchen facilities, it is fully carpeted and has gas central heating. 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:** £8,750 per annum paid quarterly in advance with a deposit of three months rental required.
- SERVICE CHARGE:** TBC
- EPC:** C 71
- VIEWING:** Strictly by appointment with the landlord's sole agents

MARTIN & POLE Telephone: 0118 978 0777
Email: wokingham@martinpole.co.uk

Folio No: 36766

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