

Victory House, 17-19 Marino Way, Finchampstead



First Floor office

- Approximately 500 sq ft
- Heating and air conditioning
- Furnished (unfurnished available)
- About 8 parking spaces included
- Additional conference room and storage available
- Flexible terms available

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

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LOCATION: The building forms part of Hogwood Lane Business Park, which is a very popular mixed development of industrial and office buildings, some six miles from Junction 11 of the M4 motorway and with good access to Reading, Wokingham and the M3.

DESCRIPTION: Office accommodation with the benefit of air conditioning and heating and well equipped with computer and telephone points, CCTV and a security alarm system. The offices are on the first floor with shared communal space with one other office. There are separate Ladies' and Gentlemen's' toilets on the ground floor. Secure warehouse storage space may also be available by negotiation. Plenty of onsite parking.

TERMS: The offices are available on a Licence Fee basis. Licence fee payable one month in advance plus three months deposit.

RENT: £14,400 per annum inclusive of service charge.
Telephone/internet provider is Tenant's responsibility along with cleaning of own office space.
Each party to be responsible for their own legal fees and 50% of any cost incurred of the Head Landlord's costs (if applicable).

EPC RATING: E 125

VIEWING: Strictly by appointment with the Landlord's sole agents
MARTIN & POLE
Telephone: 0118 978 0777
Email: wokingham@martinpole.co.uk

Folio No.: DCA/RAH/Nov2024/___

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.

0118 978 0777