

Ground Floor Offices, Broad Street, Wokingham



Wokingham Town Centre

Self-contained ground floor offices
Shared and independent access
New electric panel heaters and lighting
Internal redecoration with new flooring
Approximately 436 sq ft. 2 parking spaces
Available Immediately

TO LET £9,000 per annum + service charge

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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Ground Floor Offices, 28 Broad Street, Wokingham RG40 1AB

- LOCATION:** Situated on the main commercial street of Wokingham town centre. The property is situated in close proximity to the Town Hall and Market Square. The railway station is within quarter 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 class E business use ground floor shop fronted bay window office suite. Comprising of an open plan office area together with a manager's office/meeting area to the rear. There is shared kitchen, WCs and common areas, exclusive use of a front elevation courtyard with private alternative access. Shared security entry access from Broad Street.
- PARKING:** Two parking spaces to the rear of the building, limited height restriction.
- THE TERM:** The landlord is offering a new lease for a term to be agreed.
- RENT:** £9,000 per annum paid quarterly in advance with a deposit of three months rental required. VAT is not payable on the rent.
- RATES:** Rateable Value is currently £7,400. Small business users may be eligible for exemption from payment of rates.
- SERVICE CHARGE:** Currently 24% of the budget equating to £332 per month for the current year
- INSURANCE:** Provided by Zurich £297.10 per annum. Premium started March 2024.
- EPC:** D86
- VIEWING:** Strictly by appointment with the landlord's sole agent **Martin & Pole**
Telephone: 0118 978 0777 Email: wokingham@martinpole.co.uk Folio No: 36769

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 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.

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