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Residential & Commercial Estate Agents • Lettings Agents  
Auctioneers • Planners • Management • Surveyors & Valuers

**Martin & Pole**  
Established 1846

ESTATE AGENTS

## Victory House 17-19 Marino Way Finchampstead



### First floor offices

- Approximately 760 sq ft
- Air conditioned and furnished (unfurnished available)
- Car parking available
- Private kitchenette area
- Communal outside eating area

### 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](mailto:wokingham@martinpole.co.uk)

**TO LET**

**£12,000 per annum**

7 Broad Street  
Wokingham  
Berkshire RG40 1AY  
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wokingham@martinpole.co.uk

The Auction House  
Milton Road Wokingham  
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antiques@martinpole.co.uk

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T: 0118 926 4422  
earley@martinpole.co.uk

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Woodley  
Reading RG5 4JE  
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## Victory House 17-19 Marino Way Finchampstead RG40 4RF

- 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. Three allocated parking bays and plenty of visitors parking.
- The offices are on the first floor and there is a small kitchenette area. The separate Ladies' and Gentlemen's toilets are on the ground floor. Secure warehouse storage space may also be available by negotiation.
- TERMS:** The offices are available on a Licence Fee basis. Licence fee payable one month in advance plus three months deposit.
- RENT:** £12,000 per annum inclusive of service charge, telephone/internet provider tenant's responsibility.
- FEES:** Each party to be responsible for their own legal fees and 50% of any cost incurred of the head landlord's costs (if applicable).
- LOCAL AUTHORITY:** Wokingham Borough Council, Shute End, Wokingham RG40 1BN
- VIEWING:** Strictly by appointment with the Landlords' Sole Agents:

**MARTIN & POLE**  
**Telephone 0118 936 2845**

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**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