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**Martin & Pole**  
Established 1846

ESTATE AGENTS

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

## The Barn, Waterloo Road, Wokingham



**Offices – exceptional barn conversion.**

**Just under 2000 sq ft.**

**Suites from about 500 sq ft.**

**Available as a whole or in suites.**

**Good on site parking, exceptionally convenient position within the Wokingham – Bracknell - Crowthorne triangle.**

**TO LET £4,300 pcm inclusive or apportioned if Let as suites.**

For further information or an appointment to view, please contact our Wokingham office on 0118 978 777 or [commercial@martinpole.co.uk](mailto:commercial@martinpole.co.uk)

DCA/rah/32603/January 2020

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## The Barn, Waterloo Road, Wokingham RG40 3BY

**LOCATION:** The Barn enjoys an exceptional location within the Bracknell – Wokingham – Crowthorne triangle, each less than 5 minutes drive. The access for the M4 motorway is available between Wokingham and Bracknell (Junction 10) whilst the M3 is available to the south at Camberley or Bagshot.

**DESCRIPTION:** An impeccably restored timber framed barn combining all the character of the 18<sup>th</sup> Century with the refinement of the 21<sup>st</sup> Century. The majority of the accommodation is on the ground floor, with one enclosed and one open plan office on the first floor. Features include oak framed windows, attractive York stone floor and modern facilities including CAT 5 data cabling, central heating throughout (under floor on the ground floor), air conditioning units, well fitted kitchen and Ladies' and Gentlemen's toilets. There is good on site car parking.

The barn has traditionally been Let as serviced accommodation with furniture included.

<b>ACCOMMODATION:</b>	Ground floor	127.68 sq m	(1,373.85 sq ft)
	Kitchen	9.9 sq m	( 106.52 sq ft)
	First floor	33.44 sq m	( 359.81 sq ft)
	<b>Total</b>	<b>184.81 sq m</b>	<b>(1,988.55 sq ft)</b>

The principal offices include on the first floor

Office One	19' x 11'8	(220 sq ft)
with adjoining Office Area Two	12'6 x 11'4	(141 sq ft)

On the ground floor

Reception Hall	21'4 x 11'3	(240 sq ft)
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Office	19'3 x 15'5	(296 sq ft)
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Small Office/Storage	8' x 7'4	( 58 sq ft)
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Interconnecting Offices	9'4 x 8 plus 16' x 9'3	(224 sq ft)
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Office	12'4 x 8'7	(106 sq ft)
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Office	23'8 x 20'3	(480 sq ft)
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The kitchen includes sink unit, storage cupboards, dishwasher, refrigerator, freezer and microwave

Toilets – Ladies' x1

Gentleman's x2

**TERMS:** The offices are available on a new lease on terms to be agreed, either as a single letting or in parts.

**RENT:** £4,300 per calendar month and this includes rates, utilities and the provision of office furniture.

**ENERGY PERFORMANCE:** D76 – Date of Certificate 5 August 2012.

**LEGAL COSTS:** The ingoing Tenant to be responsible for the Landlord's reasonable legal fees.

**VIEWING:** Strictly by appointment with the Landlord's Sole Agents:

**MARTIN & POLE**

**Telephone 0118 978 0777**

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