

**FULLY REFURBISHED  
AIR CONDITIONED**

**OFFICES  
TO LET**

**ALBION**

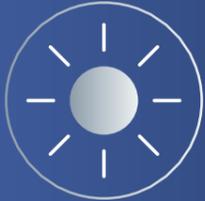
FISHPONDS ROAD  
WOKINGHAM RG41 2QE

**4,885 SQ FT**  
(453 SQ M)

## DESCRIPTION

Albion is a distinctive two-storey building which is now undergoing a comprehensive refurbishment, with emphasis on ESG, to include the installation of new low carbon air-conditioning, LED lighting, super-loos, electric car-charging points, and new kitchen facilities. The interior will embrace new ways of working in a contemporary style to offer staff an attractive and cohesive working environment.

## SPECIFICATION



Bright, two-storey atrium reception area



Brand new VRF air conditioning



New LED lighting



Undergoing refurbishment



21 car parking spaces (1:233 sq ft)



New Superloos



8-person passenger lift

With its full height double doors providing excellent ground floor access, the building is suitable for a variety of alternative uses including wet or dry laboratory space. The landlord would be pleased to enter into discussions with prospective occupiers to discuss how their specific requirements can be accommodated at the building.



# AVAILABILITY

	SQ M	SQ FT
Ground floor office	453	4,885
Car parking spaces	21 (1:233 sq ft)	

Site plan and ground floor



## LOCATION

Wokingham is located just off the A329 (M) which provides direct access to Junction 10 of the M4 Motorway. Junctions 3 and 4 of the M3 Motorway are also easily accessible to the south.

Wokingham Station (1 mile) provides a regular 10 minute journey to Reading and on to London Paddington (25 min), a direct service to London Waterloo (71 mins) and an hourly journey to and from Gatwick Airport. Reading Station provides Elizabeth Line services to 14 local stations, Paddington, Central London and beyond.

New housing developments have added a range of residential units to augment the town's reputation as one of the best places to live and work in the country.

Albion House is located in the Fishponds business area, just a mile south of the town centre. Recent regeneration of the nearby Peach Place and Elm's Field areas have enhanced the town's already impressive retail offering and green space.

	MILES
M4 Junction 10	5
Bracknell	6
M3 Junction 4	10
Reading	11
Heathrow Airport	26
Central London	40

**ra-re**  
ra-re.co.uk



**0118 907 9700**

**Jonathan Mannings**  
jmannings@ra-re.co.uk  
07917 064033

**Lewis Pearson**  
lpearson@ra-re.co.uk  
07432 001380

**DISCLAIMER:** These Particulars are believed to be correct but the Vendors/Lessors and Agents of this property give notice that: (1) These Particulars are intended as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract. (2) They cannot guarantee the accuracy of any description, dimension or other details contained in these Particulars and prospective purchasers or tenants should not rely on them as statements of fact or representation, but must satisfy themselves as to the accuracy of such details. (3) No employee of the Agents has any authority to make or give any representation or warranty, or enter into any contract whatsoever in relation to the property. October 2024