



Self contained office building in a leafy business park setting

Unit 1

Wellington Business Park, Crowthorne,
RG45 6LS

Office

FOR SALE

974 sq ft

(90.49 sq m)

- Attractive two storey office building
- 4 allocated parking spaces
- Close to Crowthorne railway station
- Free public car park 1 minutes walk away
- Local shops and amenities
- Excellent natural light
- Kitchenette & WC facilities

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Summary

Available Size	974 sq ft
Price	Offers in excess of £250,000
Rates Payable	£5,364.25 per annum
Rateable Value	£10,750
Estate Charge	£1,892.26 per annum 2025 Estate Charge - subject to Annual Variances
EPC Rating	C (68)

Description

1 Wellington Business Park is located at the front of the estate but set back from Dukes Ride in pleasantly wooded landscaped grounds. It is an attractive self contained brick and tile building of modern construction with large feature windows to both the front and rear and further windows along the side elevation. There are 4 private parking spaces adjacent to the building and further public and road parking near by for visitors. The property benefits from internal and external security cameras and an alarm.

Location

Wellington Business Park is located off Duke's Ride just a short walk from the railway station and local shops in Crowthorne, which is within 4 miles of both Bracknell and Wokingham with their busy retail and commercial districts. It is a short drive to both the M3 to the South and the M4 to the North.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	514	47.75	Available
1st	460	42.74	Available
Total	974	90.49	

Viewings

By appointment with the Sole Agent: Page Hardy Harris

Terms

Available Freehold with Vacant Possession

Business Rates

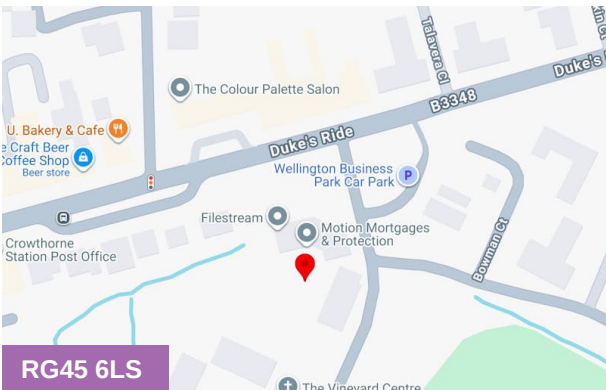
The occupier will be responsible for paying Business Rates directly to the Local Authority.

Legal Fees

Each party will be responsible for their own Legal Costs.

VAT

All figures quoted are exclusive of VAT, which we understand is chargeable.



Viewing & Further Information



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Wellington Business Park, Dukes Ride, Crowthorne, RG45

Approximate Area = 1146 sq ft / 106.4 sq m

For identification only - Not to scale

