

OFFICE TO LET

110 WINNERSH TRIANGLE

Wharfedale Road, Wokingham, RG41 5RB

CAMPBELL GORDON.

Refurbished offices providing Grade A accommodation within a landscaped environment, located adjacent to Winnersh Triangle Train Station.

2,342 TO 4,697 SQ FT (217.58 TO 436.37 SQ M)

Summary

Available Size	2,342 to 4,697 sq ft
Rent	£27.50 per sq ft exclusive of VAT.
Rates Payable	£11.45 per sq ft Estimated for year ending 31 March 2027. However, applicants must rely on their own enquiries with the rating authority.
Service Charge	£1.82 per sq ft
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£1.56 per sq ft
EPC Rating	B (37)

Description

Delivering up to 4,697 sq ft of newly refurbished modern office space, with suites from 2,342 sq ft, Building 110 blends dynamic design with sustainable features. Spread across two floors, the building features an open-plan workspace, sleek finishes, and a welcoming atmosphere. Cited within a business & technology centre, 110 is ideal for growing businesses.

Location

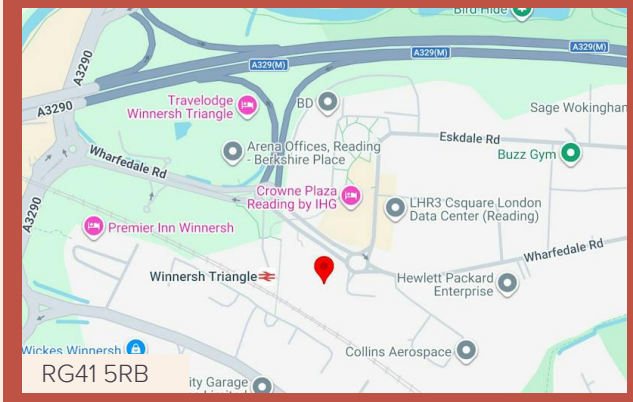
Winnersh Triangle offers exceptional connectivity, with its dedicated rail station just a three-minute walk from the park's centre, with regular services to Reading (8 minutes) and Central London (every 30 minutes).

Just three minutes from Junction 10 of the M4, this strategic location has made Winnersh Triangle a hub for innovative international businesses, benefitting from the park's proximity to Heathrow and Gatwick airports.

Accommodation

The accommodation comprises the following areas:

Floor/Unit	sq ft	sq m	Availability
1st	2,355	218.79	Available
Ground	2,342	217.58	Available
Total	**4,697**	**436.37**	







Viewing & Further Information



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