



Open Plan Ground Floor Office Suite

Ground Floor

27 Wellington Business Park, Crowthorne,
RG45 6LS

Office

TO LET

841 sq ft

(78.13 sq m)

- Air Conditioning
- Fire and Intruder Alarm
- Suspended Ceilings
- Male & Female WCs
- 4 Parking Spaces
- Kitchen

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Summary

Available Size	841 sq ft
Rent	£20 per sq ft
Rates Payable	£5,010.96 per annum approx, from April 2023.
Rateable Value	£10,042
EPC Rating	C (63)

Description

One of the most popular locations in the area for small and medium sized businesses. The park is modern and well designed around a number of landscaped courtyards, set in a semi-rural wooded environment with excellent nearby amenities. The ground floor suite has its own entrance, male and female WCs, kitchen and benefits from 4 parking spaces. There is air conditioning, LED lighting and security system. It enjoys open views to both the front and rear with excellent natural light.

Location

Wellington Business Park is located off Duke's Ride in Crowthorne. The park is adjacent to Crowthorne Railway Station and close to a local shopping parade which has a variety of shops including a convenience store, café, pharmacy and dry cleaners. Crowthorne falls under Bracknell Forest Council and is located approximately 4 miles south of both Bracknell and Wokingham. It is a short drive to both the M3 to the south and the M4 to the north.

Accommodation

Name	sq ft	sq m
Ground	841	78.13

Viewings

By arrangement with the agents.

Terms

Available on a new full repairing and insuring lease, for a term to be agreed. The lease will be direct with the landlord.

Business Rates

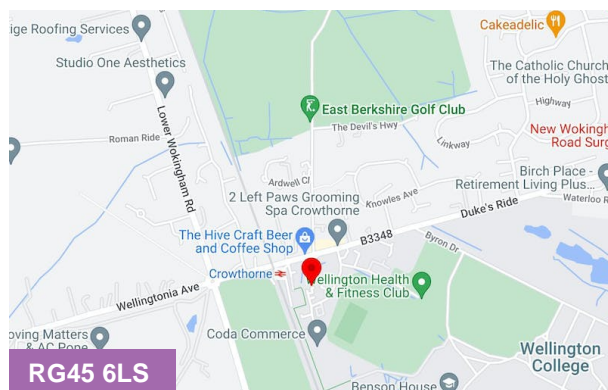
The tenant will be responsible for paying business rates to the Landlord

Legal costs

Each party to pay their own legal costs.

VAT

All figures quoted are exclusive of VAT which may be chargeable.



Viewing & Further Information



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