



## 2 Storey, Self Contained Office

### 5 Wellington Business Park

Dukes Ride, Crowthorne, RG45 6LS

Office

# TO LET

**1,100 sq ft**

(102.19 sq m)

- Good Parking with Additional Local Parking Available
- Kitchen & 2 WCs
- LED Lighting & Perimeter Trunking
- Central Heating throughout and AC on 1st Floor
- Convenient Location to M4 & M3
- Train Station Short Walk Away
- Available from December 2024

# 5 Wellington Business Park, Dukes Ride, Crowthorne, RG45 6LS

## Summary

Available Size	1,100 sq ft
Rent	£22,000 per annum
Rates Payable	£5,738.50 per annum approx, from April 2023.
Rateable Value	£11,500
Service Charge	£189 per month Approx. Subject to Annual Variances
EPC Rating	C (66)

## Description

Set over 2 floors, this self contained office is set on the well established and attractive Wellington Business Park. The ground floor and 1st floor offices are accessed through the front door but have separate, secured entrances allowing for easy division of the units if required. There is LED lighting, central heating and perimeter trunking. The 1st floor benefits from an AC system.

The kitchen is located on the ground floor with 2 WCs on the 1st Floor. There is generous parking with 5 allocated spaces. There is a public car park opposite and on road parking nearby. This Unit is available early December 2024

## Location

Wellington Business Park is located just off of Dukes Ride next to Wellington College. There is parade of shops opposite the Park that provide a range of services and Crowthorne Town is just a short drive away with a CoOp, Lidl, Costa and range of Independent Retailers. The train station is also a short walk from the Business Park with regular services into Wokingham, Reading, Paddington, Sandhurst, Farnham, Guildford and Gatwick. The M4 and M3 are easily accessed at J. 10 and J.s 3 & 4 respectively.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit - 5	1,100	102.19
Total	1,100	102.19

## Viewings

By prior arrangement with the agents.

## Terms

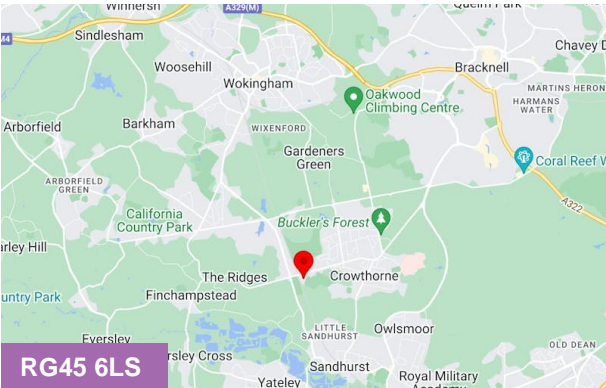
New FRI Lease, for a term to be agreed. The lease will be direct with the Landlord.

## Legal Fees

Each party will be responsible for their own Legal Costs.

## VAT

All figures are quoted exclusive of VAT which we understand will be chargeable.



## Viewing & Further Information



**Helen Bewsey**  
01344 669009  
helen@pagehardyharris.co.uk



**Lucy Kirkup**  
01344 312722 | 07833 509532  
lucy@pagehardyharris.co.uk



**Nick Hardy**  
01344 312723 | 07715 032429  
nick@pagehardyharris.co.uk



**Iestyn Harris**  
01344 312724 | 07701 223733  
iestyn@pagehardyharris.co.uk