



1st & 2nd Floor Office/Retail space in the heart of Wokingham

Shop 10

Bush Walk, Wokingham, RG40 1AT

Office

TO LET

1,591 sq ft

(147.81 sq m)

- Attractive period building
- Character features
- High Street location
- Split across first and second floor levels

Shop 10, Bush Walk, Wokingham, RG40 1AT

Summary

Available Size	1,591 sq ft
Rent	£24,000 per annum
Rates Payable	£7,668 per annum
Rateable Value	£17,750
Service Charge	£4,000 per annum *Estimate Budget
EPC Rating	Upon enquiry

Description

This character, period building would be suitable for a range of uses. Split over two floors, the property has a mix of open plan, partitioned office suites, kitchenette and WC facilities. The unit is located close to the brand new Peach Place scheme, let to occupiers including Oliver Bonas, Waterstones, Gail's Bakery, Cook, Mountain Warehouse, Sweaty Betty and Sit & Sip.

Location

This property is located in a prominent position overlooking the busy Market Place. The A329M gives excellent access to the M4 and M3 motorways. Wokingham railway station is on the Reading/London (Waterloo) line and is a short walk away.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
1st	1,049	97.46
2nd	542	50.35
Total	1,591	147.81

Viewings

By appointment only with the Sole Agent: Page Hardy Harris

Terms

Available via Sublease or Assignment - Enquire for Terms

Business Rates

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

Legal Fees

Each party will be responsible for paying their own Legal Fees.

VAT

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



Viewing & Further Information



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



Helen Bewsey
01344 669009
helen@pagehardyharris.co.uk



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



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