



Rural Business Unit with Flexible Office and Storage Space

Stokes Farm

Binfield Road, Wokingham, RG40 5PR

Office

TO LET

1,908 sq ft

(177.26 sq m)

- Business Unit Set in Rural Location on Outskirts of Binfield
- Flexible Use - Office with Light Storage if required
- Double Loading Doors
- WC, Kitchen & LED Lighting
- Generous Parking
- Easy Access to Wokingham and Bracknell Town Centres

Stokes Farm, Binfield Road, Wokingham, RG40 5PR

Summary

Available Size	1,908 sq ft
Rent	£15 per sq ft
Business Rates	Please Enquire With Agent
Service Charge	TBC
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

This ground floor, rural business unit offers flexible use as an office and/or for light storage. There are double doors allowing easy access for storage plus facilities which include a WC and Kitchen. The Office space has electric heating and LED lighting. There is scope to undertake a bespoke fitout.

There is ample staff parking for this unit.

Please note this unit is not suitable for Gym/Leisure Use

Location

Located in a rural setting on the outskirts of Binfield and Wokingham there is easy vehicle access from the M4 (J10) and M3 (J3).

Both Wokingham and Bracknell Town Centre are a short drive away, with Binfield local shops offering a CoOp and a range of Independent retailers and leisure use

Viewings

Strictly by Appointment with the Agent Only

Terms

New FRI Lease direct with the Landlord



Viewing & Further Information



Helen Bewsey

01344 669009

helen@pagehardyharris.co.uk



Lucy Kirkup

01344 312722 | 07833 509532

lucy@pagehardyharris.co.uk



James Emes

01628439006 | 07806487124

j.emes@pagehardyharris.co.uk



Iestyn Harris

01344 312724 | 07701 223733

iestyn@pagehardyharris.co.uk