

OFFICE TO LET

135 WINNERSH TRIANGLE

Wharfedale Road, Wokingham, RG41 5RB

CAMPBELL GORDON.

Unit 135 is a first floor and mezzanine office set within a landscaped environment, the Winnersh Triangle amenities and train station.

2,572 SQ FT (238.95 SQ M)

Summary

Available Size	2,572 sq ft
Rent	£27.50 per sq ft exclusive of VAT.
Rates Payable	£10.17 per sq ft Estimated for year ending 31 March 2027. However, applicants must rely on their own enquiries with the rating authority.
Rateable Value	£54,500
Service Charge	Service charge TBC
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£1.56 per sq ft
EPC Rating	B (34)

Description

Building 135 is set within an impressive landscaped environment, close to the many amenities at Winnersh Triangle and a 3 minute walk to the train station. Occupiers benefit from fantastic road connections, offering easy access to the M4.

Location

When it comes to transport connections, Winnersh Triangle is hard to better. The Park has its own dedicated rail station, 'Winnersh Triangle', just a three minute walk from the Piazza, providing direct and frequent rail services to Central London and Reading, with trains running every 30 minutes.

Our buildings buzz with the cutting-edge businesses that gather in the Thames Valley, and international companies enjoy the close-proximity to Heathrow and speedy access to central London.

Accommodation

The accommodation comprises the following areas:

Floor/Unit	sq ft	sq m	Availability
1st	2,572	238.95	Available
Total	**2,572**	**238.95**	



Viewing & Further Information



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