



Two Storey Office Unit in Crowthorne

Unit 4

Wellington Business Park, Crowthorne,
RG45 6LS

Investment, Office

FOR SALE

1,134 sq ft

(105.35 sq m)

- Located in an Attractive Business Park
- WC and Kitchenette Facilities
- Suitable for a Range of Class E Uses
- 6 Allocated Parking Spaces and Public Parking Nearby
- Close to Local Amenities & Train Station
- Easy Access to J10 of M4 and J3 & 4 of M3

Unit 4, Wellington Business Park, Crowthorne, RG45 6LS

Summary

Available Size	1,134 sq ft
Price	£315,000
Rates Payable	£8,857.25 per annum
Rateable Value	£17,750
Service Charge	£2,489.73 per annum Subject to Annual Variances
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

This self-contained office space spans both ground and first floors within the established and attractive Wellington Business Park. The property features central heating, perimeter trunking, a kitchenette, and two W/Cs. The premises includes 6 allocated parking spaces, with a public car park directly opposite and additional on-street parking available nearby.

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. 3 & 4 respectively.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit	1,134	105.35

Viewings

By prior arrangement with the Agent: Page Hardy Harris.

Terms

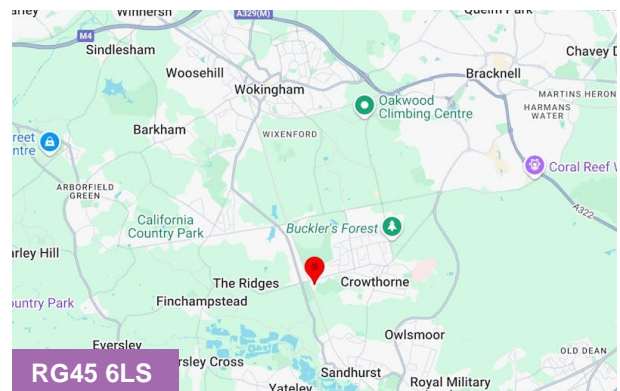
Available to purchase Freehold with vacant possession

Legal Fees

Each party will be responsible for their own costs.

VAT

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



Viewing & Further Information



Iestyn Harris

01344 312724 | 07701 223733

iestyn@pagehardyharris.co.uk



Lucy Kirkup

01344 312722 | 07833 509532

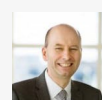
lucy@pagehardyharris.co.uk



Helen Bewsey

01344 669009

helen@pagehardyharris.co.uk



Nick Hardy

01344 312723 | 07715 032429

nick@pagehardyharris.co.uk