

Particulars

Commercial Property Surveyors

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**GOOD QUALITY,
OFFICE, BUSINESS USE
AND INDUSTRIAL (CLASS E) UNIT**

TO LET

1,435 sq ft (133.3 sq m)



**UNIT 11 WELLINGTON BUSINESS PARK, DUKES RIDE,
CROWTHORNE, BERKSHIRE, RG45 6LS**

- Business Premises
- Mixed Office & Industrial/Storage Space
- 2/3 Parking Spaces
- On The Popular Wellington Business Park
- To Let On A New Lease
- Separate Loading Door
- EPC Rating – 86 'D'

LOCATION

Wellington Business Park is a popular business park located off Duke's Ride in Crowthorne, close to the roundabout with the A321 and the Lower Wokingham Road/Sandhurst Road. The park is next to Crowthorne Railway Station (on the Reading to Guildford line) which provides direct services to not only Reading and Guildford but also Gatwick Airport. Local shopping facilities, a cafe, a dry cleaners and a chemist are also close by. Crowthorne is located 2 miles from Sandhurst, 4 miles from Wokingham and Bracknell, 5 miles from Camberley and just 13 miles from Reading.

DESCRIPTION

Unit 11 Wellington Business Park is a modern business unit on ground and first floors which originally provided a ground floor high tech/production/warehouse area and subsequently a first floor office area has been added. The clear height beneath the office area is 2.52m (8 feet 4 inches). There are two separate W.C's provided, lighting throughout and wall mounted air conditioning units on both the ground and first floors.

Car parking is at the front where 2/3 private spaces are provided and access is also at the front, via either an up and over loading door or a separate double glazed pedestrian entrance. The unit would be suitable for a variety of production, warehousing, office and high tech uses.

AREAS	High Tech/Production/Warehouse Area	905 sq ft	84.0 sq m
	First Floor Office Area	530 sq ft	49.3 sq m
	Total Approximate Area	1,435 sq ft	133.3 sq m

The above area have been calculated on a gross internal basis from measurements taken on-site.

LEASE

Unit 11 is offered on a new full repairing and insuring lease for a term to be agreed, direct from the landlord, the lease would be contracted out of the security of tenure provisions of the Landlord and Tenant Act 1954. Unit 11 is subject to a nominal estate charge, further details are available from the agents.

RENT

£22,950 per annum exclusive.

BUSINESS RATES

We have been advised by Bracknell Forest Borough Council that the premises have a rateable value of £13,250. The small rate in the £ is 49.9p which will equate to a rates payable figure for the year April 21/22 of approx. £6,615.00. Please note that a small occupier (with only one premises) could potentially only pay approx. £2,800 for the year April 21/22.

POSSESSION AND VIEWING

Unit 11 will be available July 2022, subject to completion of legal formalities. Arrangements to look at the property can be made by contacting the sole agents;



e mail: nigel.dickason@dbre.co.uk
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Misrepresentation Clause:

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