

GOOD QUALITY, MIXED USE BUSINESS UNIT TO LET

1,435 sq ft (133.3 sq.m.)



11 WELLINGTON BUSINESS PARK, CROWTHORNE, BERKSHIRE. RG45 6LS

- Business Premises
- Providing Mixed Office & Industrial Space
- On The On The Popular Wellington Bus Park
- 2/3 Parking Spaces
- To Let on a New Lease
- Separate Pedestrian And Loading Access
- Can Be Offered With Unit 10 = 2,401 sq ft

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 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, office and high tech uses.

Unit 10 (adjoining) is also available and combined the two units offer 2,401 sq ft.

Areas	Ground Floor High Tech/Production 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.

TO LET

The premises are offered on a new full repairing and insuring lease for a term to be agreed. The property is subject to an estate charge, further details are available from the agents.

RENT

£21,525 per annum exclusive.

Business Rates

Unit 11 is currently assessed with the adjoining unit. Bracknell Forest Borough Council have confirmed that the combined assessment/Rateable Value is £13,250 but this assessment will need to be split. Further information regarding the likely Business Rates payable can be obtained from the agents.

Possession and viewing

The property is available immediately subject to completion of legal formalities. Arrangements to look at the property can be made by contacting the sole agents:



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Misrepresentation Clause:

The particulars contained in these details are believed to be correct, but cannot be guaranteed. All liability in negligence or otherwise, for any loss arising from the use of these particulars is hereby excluded. Rents and prices quoted may be subject to VAT in addition.