

Particulars

Commercial Property Surveyors

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GOOD QUALITY OFFICE/BUSINESS UNIT TO LET OR FOR SALE

931sq ft to 1,862 sq ft (86.5 sq m to 173.0 sq m)



UNIT 20, WELLINGTON BUSINESS PARK, CROWTHORNE, BERKSHIRE, RG45 6LS

- Modern Business Unit
- First Floor Offices
- Flexible Ground Floor Space
- 8 Parking Spaces
- Close To Crowthorne Station
- To Let On A New Lease
- For Sale Freehold
- Separate W.C's
- EPC Rating C (Score 58)
- Ground Floor Loading Door

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 20 Wellington Business Park is a modern two storey, purpose-built, business unit on ground and first floors, the ground floor was originally production/R&D/storage space which has been mainly fitted out as office space whilst the first floor has always provided fitted office space with carpeting, suspended ceilings, Cat II lighting, etc. There is a disabled W.C. on the ground floor with a further two separate W.C.'s provided on the first floor plus a separate kitchen.

Car parking is at the front and to the side where 8 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 office and high tech/production uses or could be used as offices throughout.

In recent years it has become increasingly rare for properties on the Wellington Business Park to become available, especially on a freehold basis. The landlords/owners are happy to look at letting the floors separately or together or sell the whole property on a freehold basis.

AREA	Ground Floor Office/R&D/Production	931 sq ft	(86.5 sq m)
	First Floor Offices	931 sq ft	(86.5 sq m)
	Total Approx. Floor Area	1,862 sq ft	(173.0 sq m)

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

TO LET/FOR SALE

The floors are available together or separately, on a new lease/leases on effective full repairing and insuring terms, for a period to be agreed. The lease/leases will be excluded from the Security of Tenure provisions of The Landlord and Tenant Act 1954. The landlords may charge a service charge and/or estate charge. Further details can be provided. Alternatively, the building is available to purchase as a whole on a freehold basis.

RENT/PRICE

Ground floor - £15,000 per annum exclusive. First floor – £18,000 per annum exclusive. The whole property - £31,250 per annum exclusive. For the freehold, offers are invited in excess of £446,500. Please note, VAT will be charged.

BUSINESS RATES

The Local Authority have confirmed the Rateable Value is currently £19,500 and the rate in the £ is 0.493 pence. Therefore, the current Business Rates payable, for the year April 2018-April 2019, will be approx. £9,650.

POSSESSION AND VIEWING

The premises are available immediately. To view the property please contact the sole agents;



E mail: nigel.dickason@dbre.co.uk
07958 651566

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.