

WOKINGHAM

Unit 1, The Metro Centre,
RG41 1QW

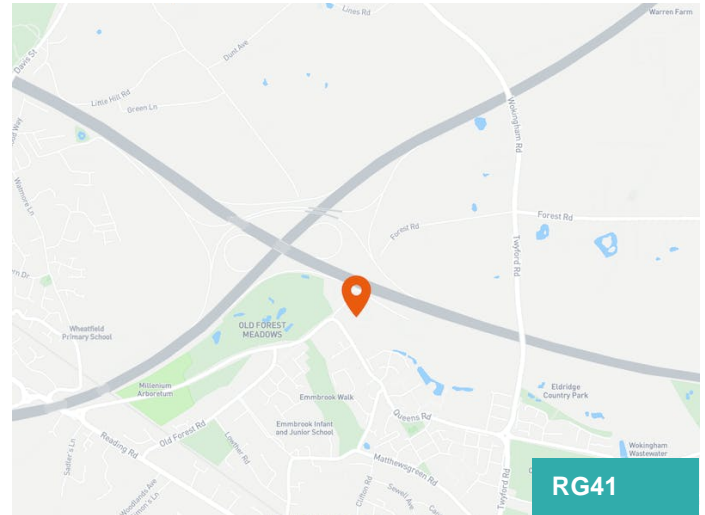


OFFICE / INDUSTRIAL / WAREHOUSE TO LET

3,034 SQ FT

- Office unit with workshop area
- Roller shutter door
- 6 parking spaces
- Electrical vehicle charging points
- Fully fitted office space
- Easy access to Junction 10 of the M4

Office unit with workshop/warehouse area and roller shutter door. vailwilliams.com



Summary

Available Size	3,034 sq ft
Rent	£11 per sq ft
Rates Payable	£4.93 per sq ft
Rateable Value	£30,000
Estate Charge	£1,000 per annum Including Water Service Charge
EPC Rating	C (69)

Description

The subject premises is a two storey, end of terrace, business unit with a loading bay at the rear, 6 parking spaces and electric vehicle charging points.

The ground floor comprises of two sections, an office space at the front and a workshop area to the rear. The office space is equipped with a reception area and 4 large desks. The workshop has a male/female/disabled WC, a shower, a roller shutter door and rear access.

The accommodation on the first floor includes a landing with male and female WC, L-shaped open plan offices with space for a least 6 desks, a directors office, a board room and a recently refitted kitchen.

Location

The Metro Business Centre is located 2 miles from Wokingham Town Centre and train station.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Office & Workshop	1,514	140.66	Available
1st - Office	1,520	141.21	Available
Total	3,034	281.87	

EV Charging Points

- 2x - 11kW (Fast) Charging Points
- 1x - 7kW Charging Point
- 3x - External 13 Amp Points

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.



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Vail Williams give notice that: a. the particulars are set out as a general outline for guidance and do not constitute an offer or contract; b. all descriptions, dimensions and other details are believed to be correct, any intending purchasers, tenants parties should not rely on them as statements or representations of fact c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. Generated on 12/02/2024



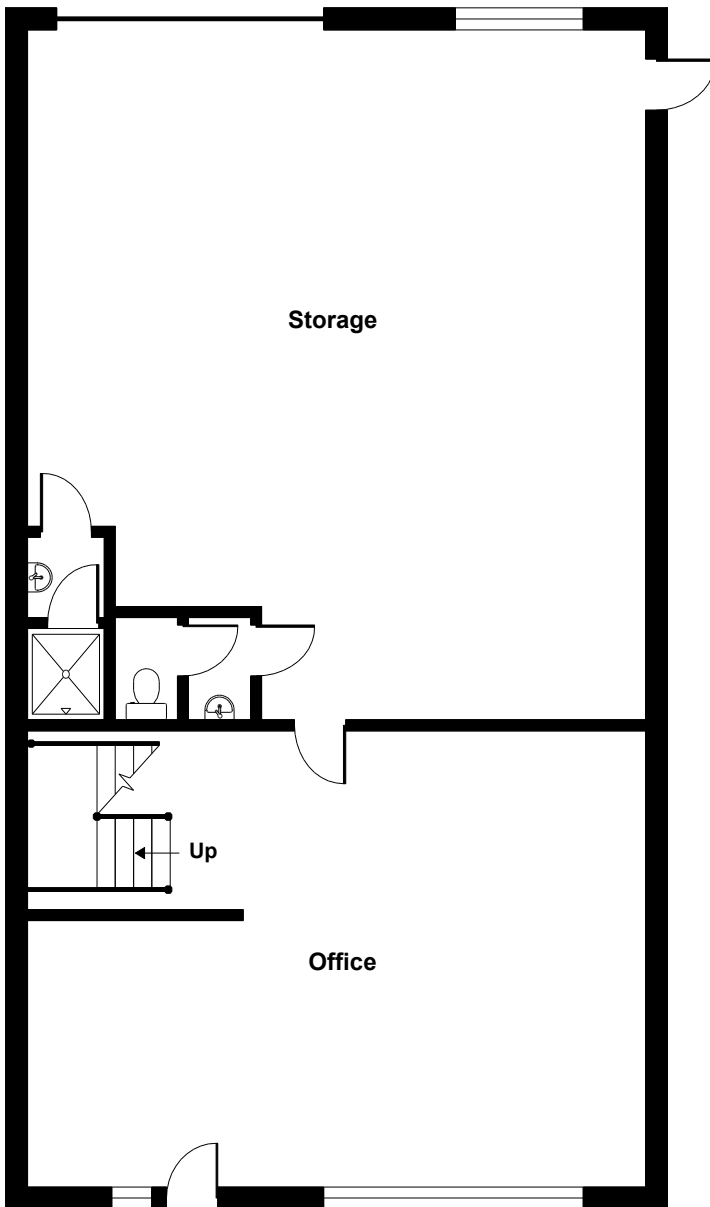




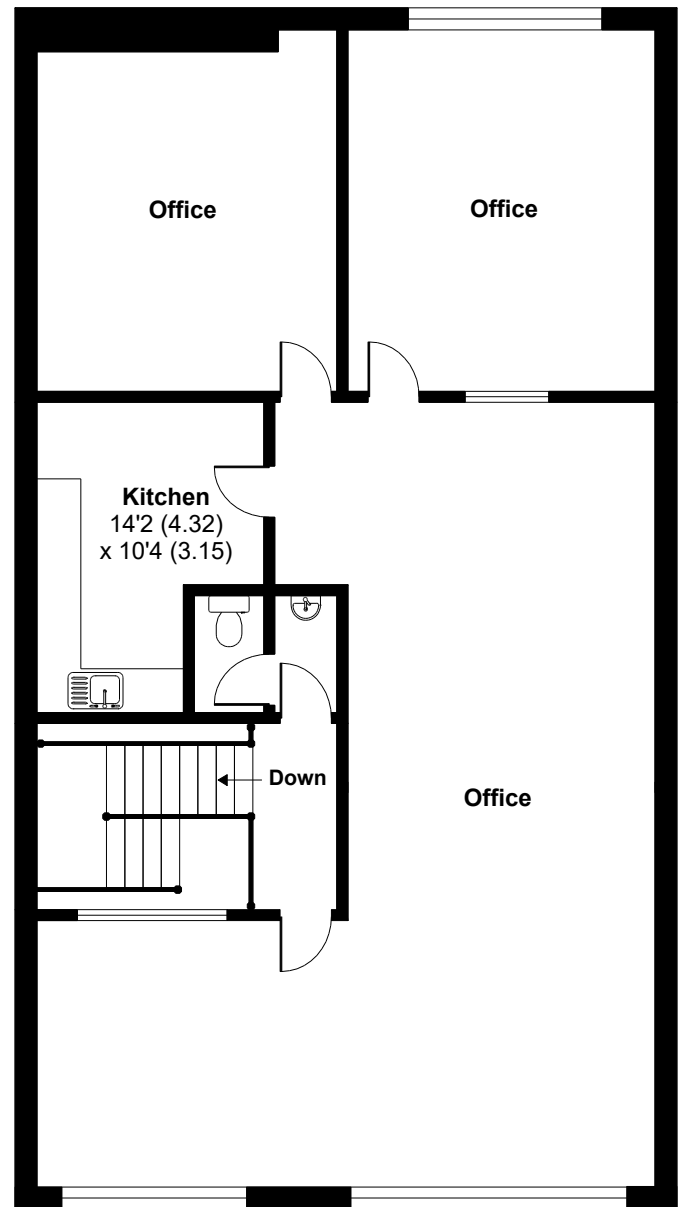
Metro Centre, Toutley Road, Wokingham, RG41

Approximate Area = 2965 sq ft / 175.4 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

