

WOKINGHAM

High Barn, RG40 5BS



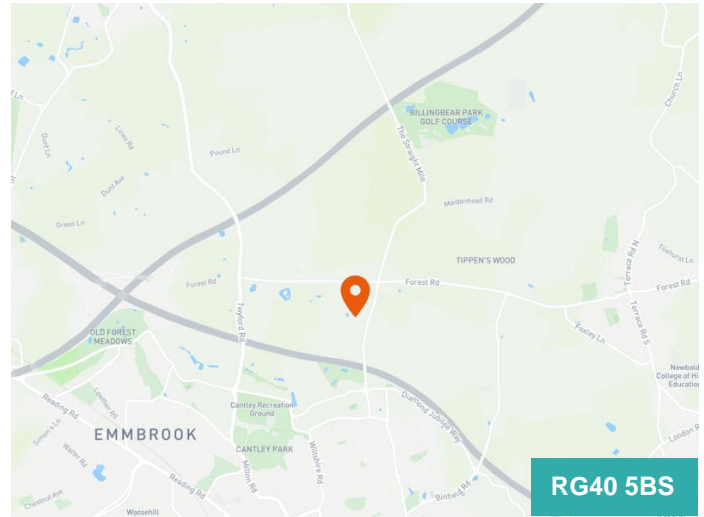
OFFICE TO LET

4,348 SQ FT

- Exceptional interior finish
- Situated in a peaceful rural setting
- Self-contained two-story commercial building
- Flexible layout
- Modern amenities
- 14 Parking spaces, with 2 EV charging points
- Strategic location

**Beautiful self-contained office building set within the picturesque
Ashridgewood Business Park**

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Summary

Available Size	4,348 sq ft
Rates Payable	£8.85 per sq ft 2023/24 Rates
Rateable Value	£70,500
Service Charge	N/A
Estate Charge	£2.25 per sq ft TBC
EPC Rating	B (38)

Description

High Barn is a versatile, self-contained two-story commercial building designed to accommodate a range of uses, including offices and non-residential institutions. Finished to an exceptional standard, the property boasts high-quality furnishings and premium finishes throughout.

The current layout is predominantly open-plan, complemented by a selection of meeting spaces, ranging from 6-person rooms to a full boardroom, as well as several private director offices. The building is equipped with modern facilities, including WCs and kitchens on both the ground and first floors, ensuring convenience for occupiers.

Ample on-site parking is available, providing excellent accommodation for the needs of most businesses.

Location

Wokingham, located in the heart of the Thames Valley just off Junction 10 of the M4, boasts excellent transport links between Reading to the northwest and Bracknell to the east.

The town offers a thriving mix of retail, dining, and leisure amenities, with established tenants such as Waterstones, Gail's Bakery, Cook, Aldi, Premier Inn, and Everyman Cinemas contributing to its vibrant atmosphere.

Ashridgewood Business Park enjoys a peaceful rural setting on the outskirts of Wokingham, while remaining highly accessible. The town center is just a 3-minute drive away, and Wokingham Station, with regular direct train services to Reading and London Waterloo, is only 5 minutes by car.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	2,349	218.23	Available
1st	1,999	185.71	Available
Total	4,348	403.94	



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