To Let - Class E/Office

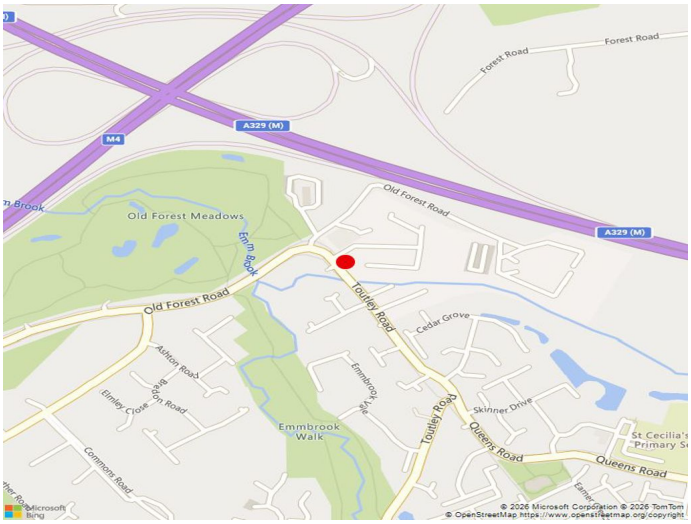


Charles House, The Annexe, Toutley Road, Wokingham RG41 1QN

2,078 sq ft (193.05 sq m)

£25,000 per annum

Location



Charles House Annexe is just off the north of Toutley road in Wokingham on the entrance to the Metro Business Centre. The unit is within a 5 minute drive of the town centre and the M4 / 329 (M) motorway. Wokingham is 10 miles south of Henley and 9 miles east of Reading.

Description

Ground floor educational play centre/nursery premises with 4 car parking spaces. Good open plan space with separate store room and kitchen facilities and outside garden space. The space would be suitable for a variety of uses within use class E.



Accommodation

The accommodation comprises the following net internal areas: 2,078

Floors	sq ft	sq m
Ground Floor	2,078	193.05
Total Area	**2,078**	**193.05**

EPC

The EPC rating for this property is D.

VAT

VAT is elected and charged.

Legal Costs

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

Terms

A new FRI lease for a term by arrangement.

Business Rates

Rateable Value : £30,000
Rates Payable : £12,960
Interested parties should make their own enquiries directly with South Oxfordshire District Council on 0845 300 5562.

Contact

Strictly by appointment with the Sole Marketing Agents:

John Jackson

Henley-on-Thames office
Tel: 01491 571111
Email: commercial@simmonsandsons.com

Code for Leasing Business Premises
You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code is available through professional institutions and trade associations or through the website: RICS

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