First Floor Office or Lab Space

Part First Floor

Cheney House, 9 Oaklands Business Centre, Wokingham, RG41 2FD

Office

TO LET

1,500 to 2,000 sq ft

(139.35 to 185.81 sq m)

- Ready for occupation
- Useful combination of open plan and partitioned space
- Could be fitted out for lab use
- Male & Female WCs
- Passenger Lift
- Good private parking provision
- 2.4m floor to ceiling height
- Excellent natural light

Summary

Available Size	1,500 to 2,000 sq ft
Rent	£17.50 per sq ft
Rates Payable	£6.61 per sq ft approx, from April 2023.
Rateable Value	£26,480
Service Charge	£3.50 per sq ft Includes building insurance
EPC Rating	D (86)

Description

The first floor suite provides fitted offices or potential laboratory space in a well presented brick and tile office building that benefits from a large private car park.

Location

Cheney House is located on Oaklands Park off Molly Millar's Lane (the main business location in Wokingham), which links to the A321 to the East and the B3349 to the West. The A321/A322/A329(M) provides access to the M3 Junction 4 (15 miles) and M4 Junction 10 (6 miles). Wokingham railway station is within walking distance.

Accommodation

The accommodation comprises the following areas on an NIA basis:

Name	sq ft	sq m
1st - Part first floor	2,000	185.81

Viewings

By arrangement with the agents.

Terms

Available on a new lease, for a term to be agreed. The lease will be direct with the Landlord.

Business Rates

The tenant will be responsible for paying Business Rates directly to the Local Authority.

Legal Fees

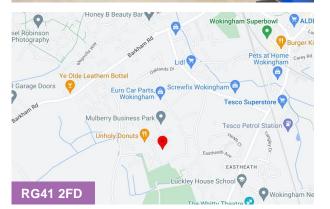Each party will be responsible for paying their own Legal Fees.

VAT

All figures are quoted exclusive of VAT, which may be chargeable.

RG41 2FD

Viewing & Further Information

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