



Contemporary Office Space

Rubra One

Mulberry Business Park, Wokingham,
RG41 2GY

Office

TO LET

4,135 sq ft

(384.15 sq m)

- Impressive reception with feature dual staircase
- Fitted first floor suite
- 3 pipe VRF air conditioning
- Excellent parking ratio of 1:203
- Attractive estate landscaping
- Close to Wokingham town centre and railway station

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Summary

Available Size	4,135 sq ft
Rent	£18.50 per sq ft
Rates Payable	£7.06 per sq ft
Rateable Value	£58,500
Service Charge	TBC
EPC Rating	C (62)

Description

Contemporary offices with an impressive reception area. This first floor suite benefits from small meeting/training rooms and open plan space. The suite comes with a total of 20 parking spaces at an exceptional ratio of 1:203 sq.ft.

Location

Wokingham is well located between Reading and Bracknell with a direct train service into London Waterloo and linked by road to the M4 at Junction 10 via the 329(M). Mulberry Business Park is situated in the main commercial area, a short walk from both the railway station and the recently redeveloped town centre of this attractive market town. The surrounding countryside provides some of the most attractive residential areas in the Thames Valley, but it is still a relatively short drive to London Heathrow.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - First Floor, Right Hand Side Suite	4,135	384.15	Available
Total	4,135	384.15	

Viewings

By appointment with the Agent

Terms

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

Business Rates

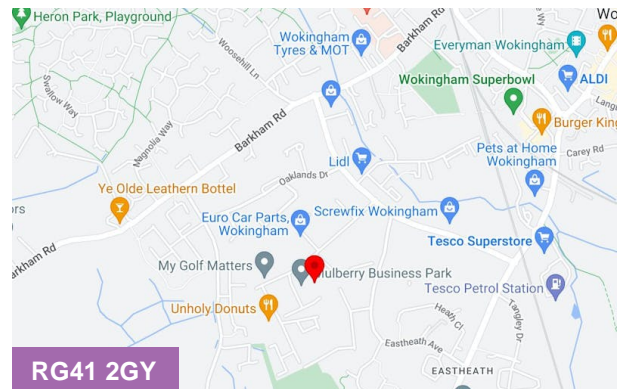
The tenant will be responsible for paying Business Rates directly to the Local Authority.

Legal Fees

Each party will be responsible for their own legal fees.

VAT

All figures are exclusive of VAT which may be chargeable.



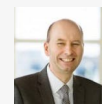
Viewing & Further Information



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