



Self Contained Barn Conversion

Enchanted Barn

Turners Barn, Wokingham, RG40 3BF

Industrial, Office, Retail

FOR SALE

3,083 sq ft

(286.42 sq m)

- Suitable for a wide range of uses
- Located in a secure, gated business park
- Vaulted ceilings with exposed timber beams
- Ample parking
- Mix of office, meeting rooms, retail showroom space and storage
- Double doors for loading access

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Summary

Available Size	3,083 sq ft
Price	£415,000.00
Rates Payable	£5,504 per annum *Eligible for 100% small business rate relief
Rateable Value	£10,750
Service Charge	N/A
EPC Rating	C (60)

Description

This well presented and attractive barn conversion would be suitable for a range of business uses. The property comprises of ground floor retail space including a kitchenette, WC, meeting room and storage space. There is also a first floor mezzanine and an external storage container.

Location

The Enchanted Barn is situated on Redlake Lane in Wokingham, just off Easthampstead Road. There is excellent access to the A329(M) and in turn Junction 10 of the M4 (approx. 5 miles). In addition, Junction 3 of the M3 is approx. a 7.5 mile drive.

Both Wokingham and Bracknell Town centres are just a short drive away providing great amenities including regular rail links to London Waterloo and Reading.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,978	183.76
Mezzanine	926	86.03
Ancillary - Storage Container	179	16.63
Total	3,083	286.42

Viewings

By arrangement with the agent.

Terms

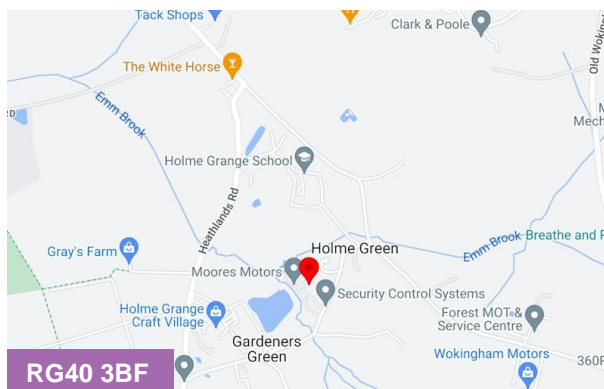
Available freehold with vacant possession.

Legal Fees

Each party will be responsible for their own legal costs.

VAT

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



Viewing & Further Information



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