



Business Unit with Flexible Use

Rear Business Unit

196B Dukes Ride, Crowthorne, RG45 6DS

Industrial, Leisure, Office, Retail

TO LET

1,386 sq ft

(128.76 sq m)

- Converted Warehouse/Workshop with flexible use
- Security Roller Shutter Door
- Break Out area, Kitchen & WC
- Within Walking Distance of Crowthorne Rail Station
- 1 allocated Parking Space with Public Parking nearby

Rear Business Unit, 196B Dukes Ride, Crowthorne, RG45 6DS

Summary

Available Size	1,386 sq ft
Rent	£18,000.00 per annum
Business Rates	N/A
EPC Rating	B (34)

Description

This business unit offers flexible use including office, storage, workshop & retail use. Recently fitted out to include 2 treatment rooms, Gym area, Kitchen/Break Out area and WC. The unit also benefits from a security roller shutter door.

There is 1 allocated parking space with plenty of public parking in the vicinity.

Please note the following uses cannot be considered: Cafe, Beauty Treatments that conflict with the Current Tenant's business (please check with the Agent).

Location

Set at the Rear of a Parade of Shops on Dukes Ride in affluent Crowthorne and opposite the famous Wellington College, this unit is easily accessible via the M3 & M4. Crowthorne's Rail Station is a short walk offering access to London Waterloo, Guildford and Reading.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,386	128.76
Total	1,386	128.76

Viewings

By prior arrangement with the agent only.

Terms

This unit is available on a Sublease direct with the current Tenant and with the option to take the sublease until March 2033.

Business Rates

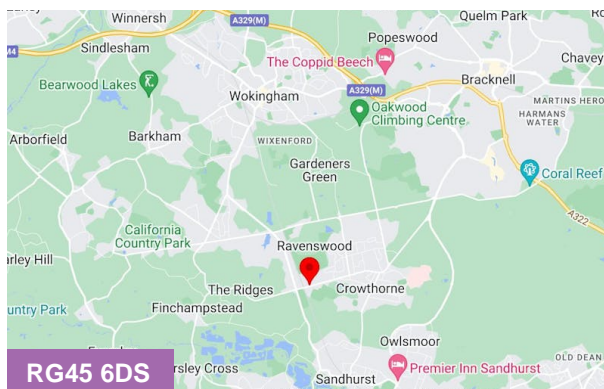
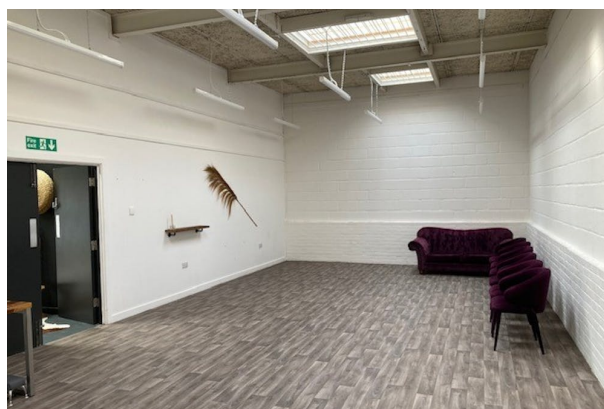
The tenant will be responsible for paying Business Rates directly to the Local Authority.

Legal Fees

Each party will be responsible for their own Legal Costs.

VAT

All figures are quoted exclusive of VAT which we understand is chargeable.



Viewing & Further Information



Helen Bewsey

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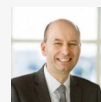
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