



Refurbished Offices in Crowthorne Town Centre

First Floor

Manhattan House, 140 High Street,
Crowthorne, RG45 7AY

Office

TO LET

448 to 1,692 sq ft

(41.62 to 157.19 sq m)

- Option to take 1, 2 or 3 Refurbished Offices
- Prime High Street Location
- First Floor (Flexible Sizing)
- Security Intercom System
- Easy Access to M3 & M4

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Summary

Available Size	448 to 1,692 sq ft
Rent	£15.00 per sq ft
Business Rates	Units To Be Rated
Service Charge	£3.50 per sq ft
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

Manhattan House is a prominent building in the centre of Crowthorne's bustling high street. The property can be taken as 3 smaller offices, 2 combined offices or one large office. This first floor space offers a bright, open plan office environment. The unit boasts a ground floor entrance security system, both to the rear and front of the building. There are male and female WC's located on this floor. This suite is to be refurbished and is to include LED lighting, A/C, new carpets and ceiling panels. There is generous allocated parking plus a number of public car parks situated nearby.

Location

With convenient access to many independent and local shops as well as larger supermarkets such as Lidl and Co-op, Manhattan House is located at the heart of Crowthorne High Street. Crowthorne Rail Station is only a short drive away from the building, providing services to Reading and Guildford whilst the M4 and M3 are both located within approximately 5 miles.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Suite - 1	448	41.62
Suite - 2	622	57.79
Suite - 3	622	57.79
Total	1,692	157.20

Viewings

Viewings by arrangement with agent only.

Terms

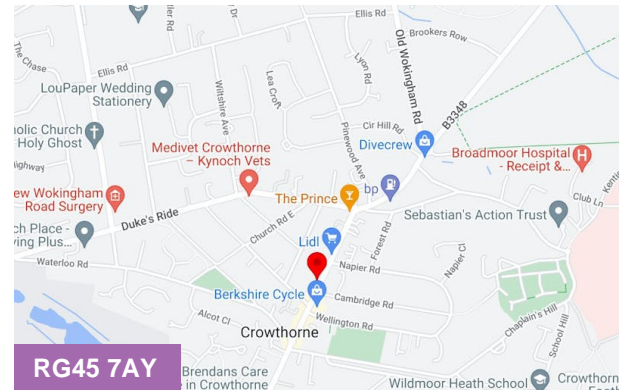
Available on new lease for term to be agreed. The lease will be direct with the landlord.

Legal Fees

Each party will be responsible for paying their own legal costs.

VAT

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



Viewing & Further Information



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