



Offices with a high quality ground floor fit out & excellent parking

## Rubra Two

Mulberry Business Park, Wokingham,  
RG41 2GY

Office

# TO LET

**8,435 to 17,255 sq ft**

(783.64 to 1,603.04 sq m)

- Contemporary office space
- Impressive reception with feature dual staircase
- High quality office fit out on the ground floor
- 3 pipe VRF air conditioning
- Excellent parking ratio of 1:205
- Attractive estate landscaping
- Close to Wokingham town centre and railway station

# Rubra Two, Mulberry Business Park, Wokingham, RG41 2GY

## Summary

<b>Available Size</b>	8,435 to 17,255 sq ft
<b>Rent</b>	£18.50 per sq ft
<b>Business Rates</b>	Rated individually
<b>Service Charge</b>	£5.60 per sq ft estimate for the year to 31/12/2021
<b>EPC Rating</b>	C (63)

## Description

Contemporary offices with an impressive reception area. The ground floor has recently been refurbished to a high standard and is presented as a mixture of open plan space together with high quality meeting/training rooms and a large kitchen break out area. The building comes with a total of 84 parking spaces at an exceptional ratio of 1:205 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

Ground floor available from February and first floor available from July 2021 - Areas IPMS3

Name	sq ft	sq m	Rates Payable
Ground	8,435	783.64	£7.04 /sq ft
1st	8,820	819.40	£7.43 /sq ft

## Viewings

By appointment with the agent.

## Terms

Available floor by floor 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

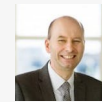
Each party will be responsible for their own legal fees.

## VAT

All figures are exclusive of VAT which may be chargeable.



## Viewing & Further Information



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