

FIRST FLOOR OFFICE SUITES MITSUBISHI MOTORS READING ROAD

WINNERSH



**OFFICE SUITES WITH
PARKING**

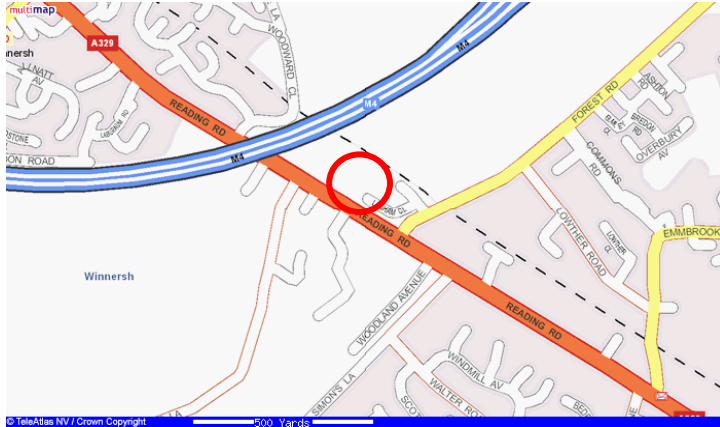
555 – 1,155 sq ft (51.5 – 107.3 sq m)

LICENSE AVAILABLE

Mitsubishi Motors, Reading Road, Winnersh

Situation:

Yateley lies on the B3272 at its junction with the A327, approximately 4 miles west of Camberley. Access to the M3 motorway is gained at J4 of the motorway, approximately 4 miles south east. The property is located on Village Way, off Reading Road.



Description

The property comprises of a number of small office suites benefiting from shared kitchen and WC facilities.

Amenities

- Fully integrated network cabling
- Fully integrated phone lines
- Suspended Ceilings
- Good decorative order
- Shared Kitchen and W.C. facilities
- Parking

Availability

The property is available on a 3 month rolling license.

Accommodation

Suite 2	600 sq ft	(55.8 sq m)
Suite 4	555 sq.ft	(51.5 sq m)

Rent

Suite 2	£650 per calendar month exclusive
Suite 4	£670 per calendar month exclusive

Rates

We would recommend interested parties contact Wokingham District Council for confirmation of the business rates.

Legal Costs

Each party to bear there own legal costs.

Viewing

Strictly by appointment with the Sole Agents **ROMANS SURVEYORS & VALUERS**, Crowthorne House, Nine Mile Ride, Wokingham, Berkshire, RG40 3GZ (Telephone: 01344 753160).

Reference

SC/C07/4594

FINANCE ACT 1989

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

N.B.

Prospective Purchasers/Lessees are advised that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and fittings. The mention of appliances and/or services within these sales particulars does not imply they are in full and efficient working order, nor that they comply with relevant statutory regulations.