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Martin & Pole

inc. Watts & Son est. 1846

Residential & Commercial Estate Agents
Sales • Lettings • Auctioneers • Valuers

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Market Chambers, 3 & 4 Market Place, Wokingham RG40 1AL



Town Centre offices with 2/3 car parking spaces

First floor 152.64 sq m (1643 sq ft) Second floor 152.64 sq m (1643 sq ft)

Available as one or two office suites.

Front and rear private entrances. EPC: E111.

Available immediately.

Broadband. Highest available download 1000Mbps and upload 100 Mbps

For further information or an appointment to view please contact our Wokingham branch on
0118 978 0777 or wokingham@martinpole.co.uk



Rent £19,000 - £40,000 per annum plus VAT

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RG40 1AU
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w@martinpole.co.uk

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Market Chambers, 3 & 4 Market Place, Wokingham RG40 1AL

LOCATION: The offices are located in the Town Centre opposite the historic old Town Hall. A vibrant centre with some retailers, cafes, restaurants, independent retailers and niche shops all combine to give Wokingham a unique atmosphere.

Public transport is excellent with the railway station about 10 minutes walk with train services between Reading to London, Waterloo. Also available M4 (Junction 10) and the M3 just to the south at Bagshot. Nearby towns include Reading (about 7 miles) and Bracknell (about 4 miles).

DESCRIPTION: The first and second floor of a period building with separate access from the front and rear. Each floor is divided into mainly partitioned offices together with a reception area, WCs and kitchen facilities. In accordance with RICS guidance the floor area is assessed on the gross internal area (gia.) At the rear of the premises there are 2/3 car parking spaces.

For the comfort of occupiers, the offices are air conditioned.

TERMS: Market Chambers is available by way of a new lease on terms to be agreed.

BUSINESS RATES: £32,250

RENT: £19,000 - £40,000 per annum plus VAT

EPC: E111

VIEWING: Strictly by appointment with the Landlord's agents

CODE FOR LEASING BUSINESS PREMISES:

We strongly recommend a prospective Tenant or Purchaser takes professional advice from a qualified Surveyor, Solicitor or Licenced Conveyancer before agreeing to or signing a business tenancy agreement. The Code is available on the RICS website. [Click Here](#)

IMPORTANT NOTE:

We have endeavoured diligently to ensure the details of this property are accurate. We have not tested the services, appliances or fittings (if any) referred to in the details. We recommend that each of the statements is verified and the condition of the property and of the services, appliances and fittings (if any) is investigated by you or your advisers before you finalise your offer or enter into a contractual commitment.

0118 978 0777