



Refurbished First Floor Office Suites in Crowthorne

11-13 Dukes Ride

Crowthorne, RG45 6LZ

Office

TO LET

370 to 825 sq ft

(34.37 to 76.65 sq m)

- Recently Refurbished
- 2 Parking Spaces at Rear Private Car Park
- Short walk from Crowthorne High Street
- Kitchenette and 2 W/Cs
- Units can be taken individually or as a whole
- Easy Access to M4 (J10) and M3 (J3 & J4)

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Summary

Available Size	370 to 825 sq ft
Rent	£8,000 - £15,000 per annum
Business Rates	- See rates below - Please Check with Local Authority
Service Charge	TBC
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

This refurbished first floor office suite comprises two cellular office units, ideal for private workspaces or small team areas. The space benefits from full carpeting, suspended ceilings, and recessed lighting throughout. The units can be let individually or as a whole. A shared kitchenette and two W/Cs are available, with the option for exclusive use if the entire suite is taken. The property includes two allocated parking spaces in a private car park at the rear, with additional public parking conveniently located adjacent to the building.

Location

The office unit is positioned at the Eastern end of Dukes Ride, just a short walk from Crowthorne High Street, which offers a Co-op, Lidl, Costa Coffee, and a range of independent retailers. Crowthorne train station is a short drive away, providing regular services to Wokingham, Reading, London Paddington, Sandhurst, Farnham, Guildford, and Gatwick. The property also benefits from convenient access to the M4 (Junction 10) and M3 (Junctions 3 and 4), connecting to the wider motorway network.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Rates Payable	EPC
Unit - 11	370	34.37	£8,000 /annum	£3,143.70 /annum	C (55)
Unit - 13	455	42.27	£10,000 /annum	£3,443.10 /annum	E (109)
Total	825	76.64			

Viewings

By prior arrangement with the agents.

Terms

New effective FRI lease, for a term to be agreed. The lease will be direct with the Landlord.

Legal Fees

Each party will be responsible for their own legal costs.

VAT

All figures quoted are exclusive of VAT which we understand is NOT applicable.



Viewing & Further Information



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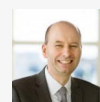
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