

TO LET



SUSSEX BARN

Ashridgewood Bus Pk Warren House Rd Wokingham

TYPE	OFFICE
TENURE	LEASEHOLD
SIZE	2,345 SQ FT (218 SQ M)

KEY POINTS

- > Self-contained characterful, but modern office building
- > Stunning, private rural Park setting
- > Superfast fibre broadband connectivity
- > Excellent parking provision of 14 spaces
- > Additional visitor parking available on the Park
- > Close proximity to J10 of the M4
- > Ability to lease in tandem with other Park offices

Location

Ashridgewood Business Park can be accessed from either Forest Road (B3034) or Warren House Road. Henley via Wargrave and Twyford is just 10 miles north, with Reading 11 miles to the west. Junction 10 of the M4 and 329(M) are just a short drive.

what3words ///calve.mining.daily

Description

Sussex Barn is a ground and first floor detached office building on an exceptionally well-maintained, private and gated business park, providing well-presented and modern offices in a stunning and tranquil setting.

Specification

- Air cooling
- Suspended ceilings
- Attractive hardwood flooring
- LED Lighting
- Superfast fibre broadband connectivity with minimum of 100 MB/d speed up to 1GB
- Glass partitioned meeting rooms
- Kitchen and WC facilities
- Patio and garden area
- 14 car parking spaces (1:168 sq ft)
- Additional visitor parking available on the Park
- Dogs permitted

Accommodation

We understand the Net Internal Area (NIA) is:

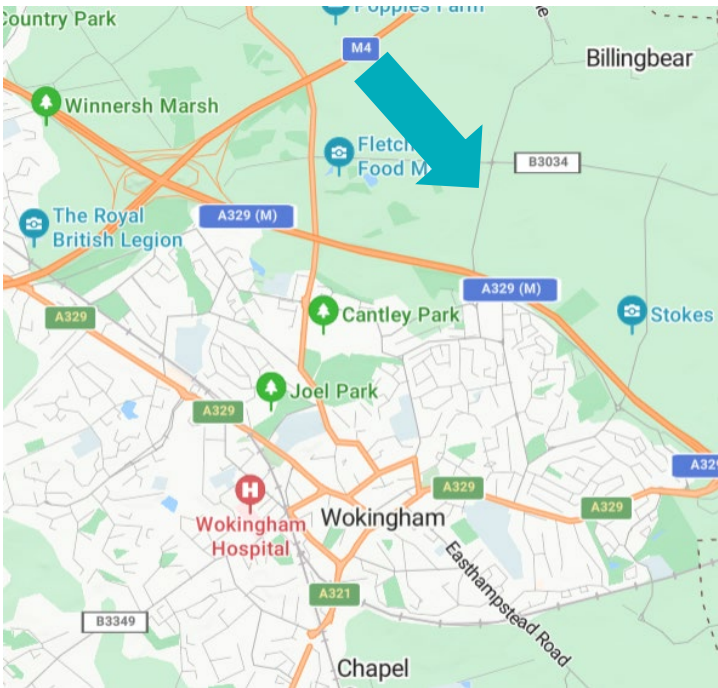
Floor	sq ft	sq m
Total Area	2,345	217.85

Business Rates 2026/27

The Rateable Value is £34,250.

Energy Performance Asset Rating

EPC Rating: B:26



Terms

A new Full Repairing and Insuring lease for a term to be agreed and contracted outside the L&T Act. Rent on application.

Legal Costs / VAT

Each party to bear their own legal costs. Prices are quoted exclusive of VAT.

Anti-Money Laundering Regulations

To comply with Anti Money Laundering regulations, Haslams Surveyors LLP undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Viewing & Further Information

Please contact the joint sole agents for further information or an appointment to view.

Joint Agents: Haslams Surveyors 0118 921 1515
Simmons & Sons 01491 571111



Harry Bevins

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First floor open offices



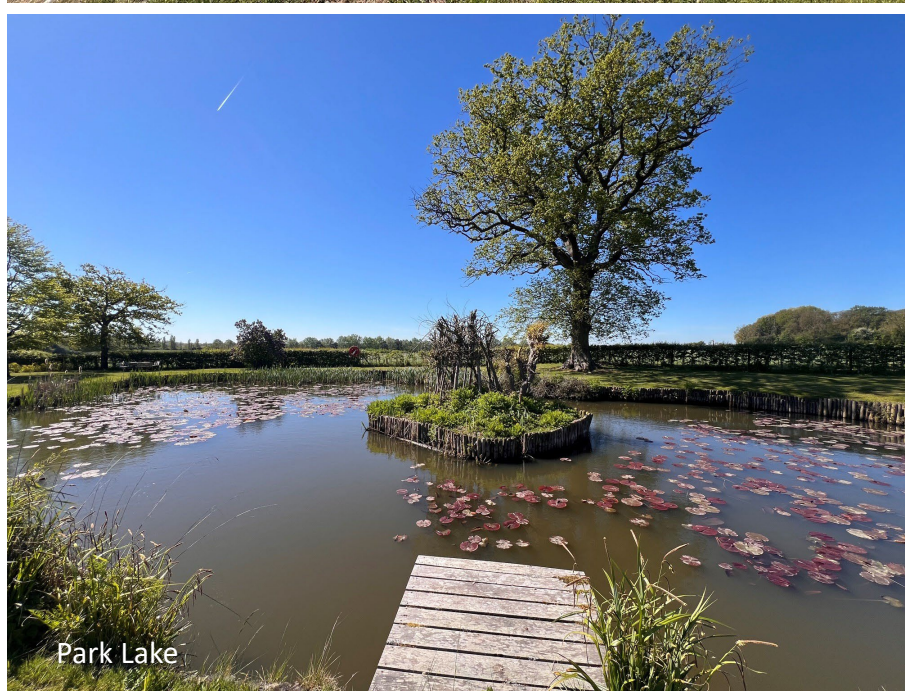
Ground floor meeting rooms



Rear outlook and garden area



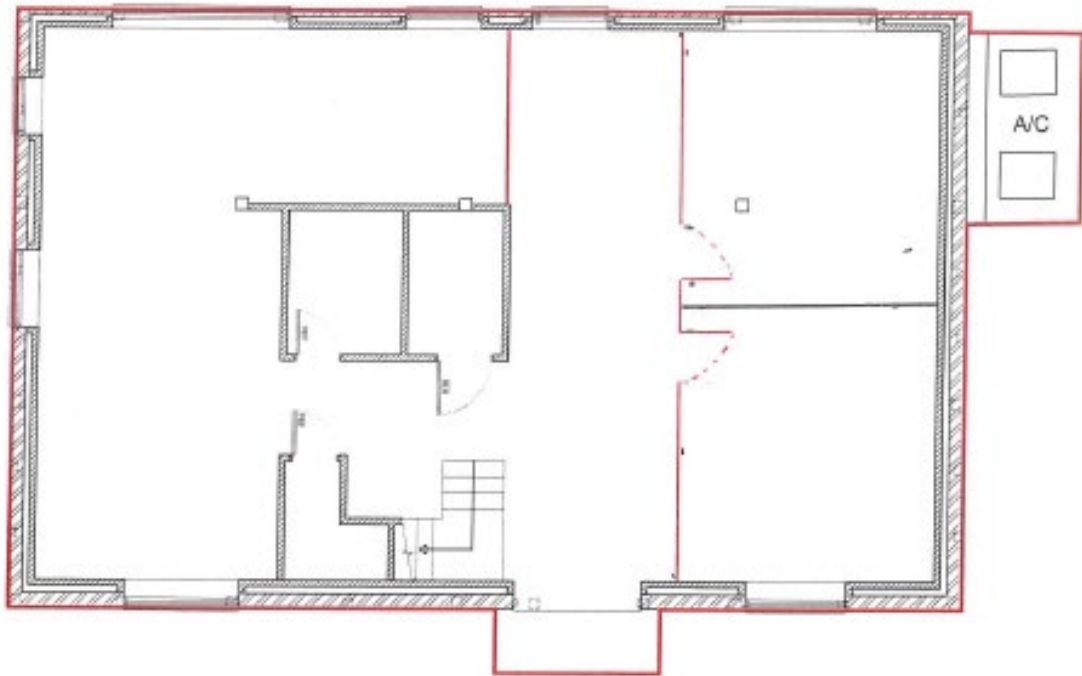
Park lake



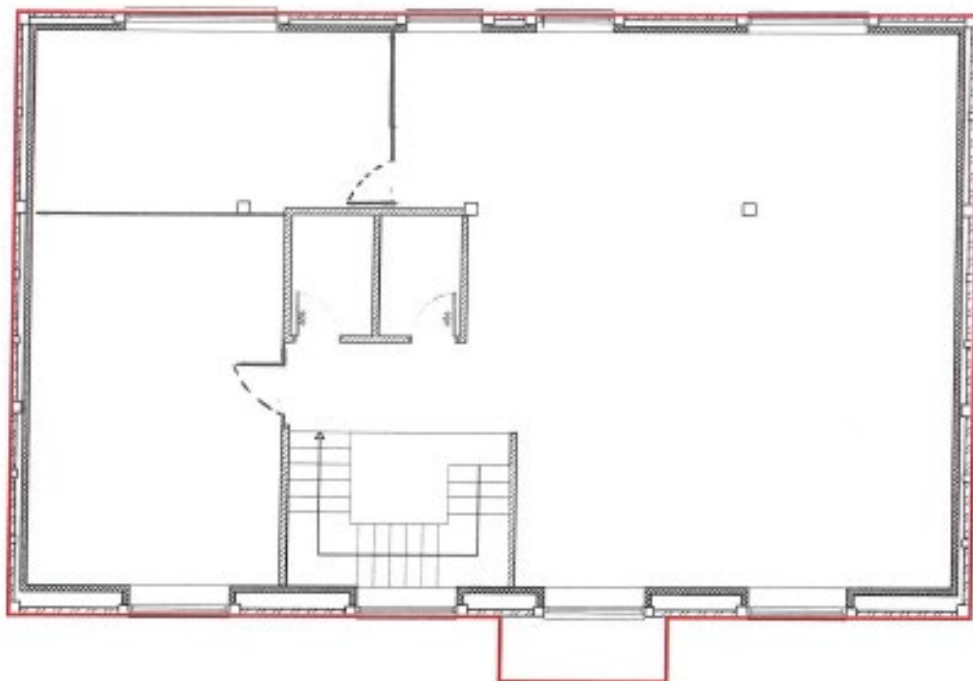
Park Lake



Aerial view of Park and setting



GROUND FLOOR PLAN



FIRST FLOOR PLAN