



## Rural Business Unit with Flexible Office and Storage Space

### Stokes Farm

Binfield Road, Wokingham, RG40 5PR

Office

**TO LET**

**1,908 sq ft**

(177.26 sq m)

- Business Unit Set in Rural Location on Outskirts of Binfield
- Flexible Use - Office with Light Storage if required
- Double Loading Doors
- WC, Kitchen & LED Lighting
- Generous Parking
- Easy Access to Wokingham and Bracknell Town Centres
- Please note this unit is not suitable for Gym/Leisure Use

# Stokes Farm, Binfield Road, Wokingham, RG40 5PR

## Summary

<b>Available Size</b>	1,908 sq ft
<b>Rent</b>	£15 per sq ft
<b>Business Rates</b>	Please Enquire With Agent
<b>Service Charge</b>	TBC
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## Description

This ground floor, rural business unit offers flexible use as an office and/or for light storage. There are double doors allowing easy access for storage plus facilities which include a WC and Kitchen. The Office space has electric heating and LED lighting. There is scope to undertake a bespoke fitout.

There is ample staff parking for this unit.

Please note this unit is not suitable for Gym/Leisure Use.

## Location

Located in a rural setting on the outskirts of Binfield and Wokingham there is easy vehicle access from the M4 (J10) and M3 (J3).

Both Wokingham and Bracknell Town Centre are a short drive away, with Binfield local shops offering a CoOp and a range of Independent retailers and leisure use

## Accommodation

The accommodation comprises the following areas:

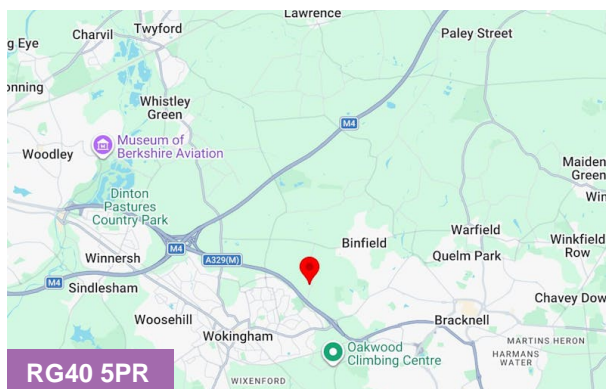
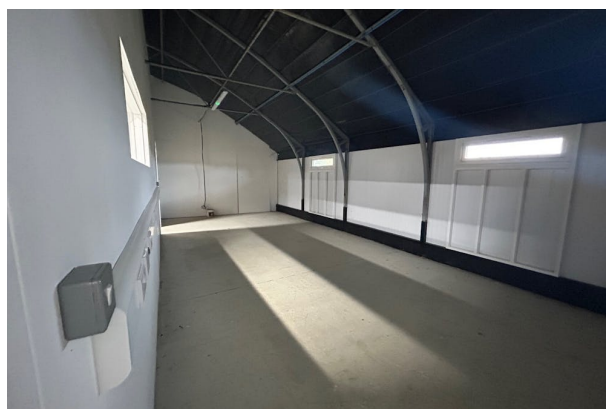
Name	sq ft	sq m
Unit	1,908	177.26

## Viewings

Strictly by Appointment with the Agent Only

## Terms

New FRI Lease direct with the Landlord



## Viewing & Further Information



**Helen Bewsey**

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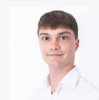
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