



1 GRAIN BARN

Ashridgewood Bus Pk Warren House Rd Wokingham

TYPE	OFFICE
TENURE	LEASEHOLD
SIZE	344 SQ FT (32 SQ M)

KEY POINTS

- > Characterful, but modern self-contained office
- > Stunning, private rural Park setting
- > Superfast fibre broadband connectivity
- > 3 car parking 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

1 Grain Barn is a self-contained ground floor office suite 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
- New carpeting
- LED Lighting
- Superfast fibre broadband connectivity with minimum of 100 MB/d speed up to 1GB
- Open plan offices
- Kitchenette and WC facilities
- Park lake outlook
- 3 car parking spaces (1:115 sq ft)
- Additional visitor parking available on the Park
- Dogs permitted

Accommodation

We understand the Net Internal Area (NIA) is:

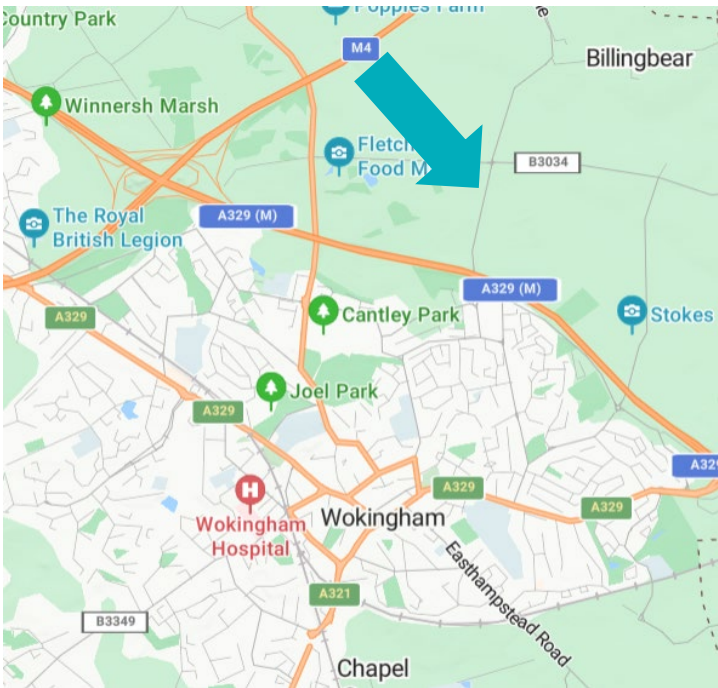
Floor	sq ft	sq m
Total Area	344	31.96

Business Rates 2026/27

The Rateable Value is £8,700.

Energy Performance Asset Rating

EPC Rating: B:42



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.

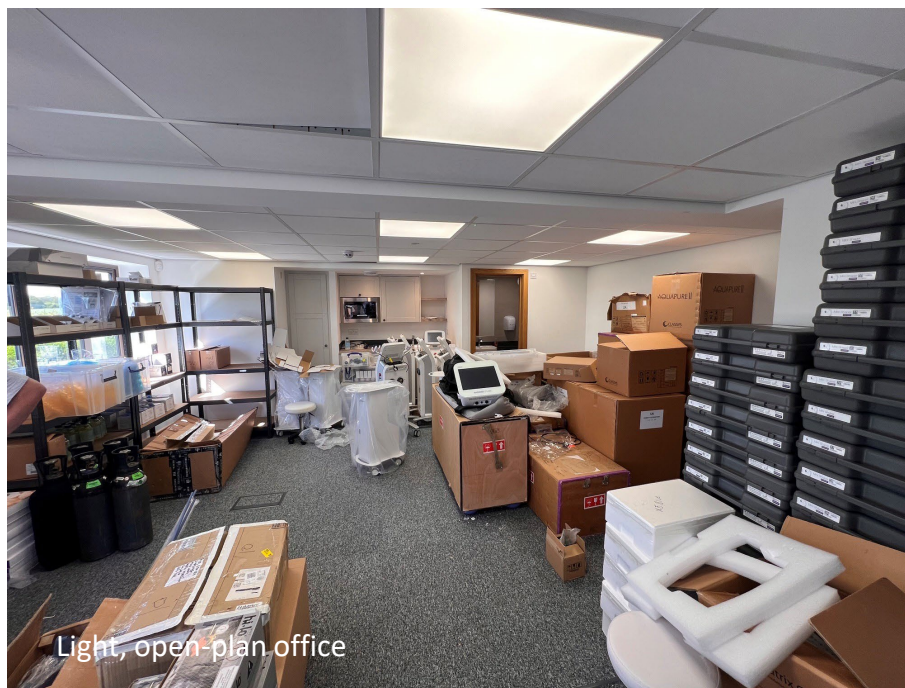
Joint Agents: Haslams Surveyors 0118 921 1515
Simmons & Sons 01491 571111



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Front elevation



Light, open-plan office



Modern WC



Unit 1 The Grain Barn

