

Forest Court, Oaklands Park, Wokingham



Two storey semi-detached building on popular Oaklands Park with **exceptional broadband speeds**

Mainly open plan office space and with rear loading door also 2 meeting rooms, 2 kitchen areas and 2 WCs – one of each on each floor.

Approximately 1,730 sq ft GIA

8 car parking spaces

Gas central heating (radiators), air conditioning, alarm system

Possibly suitable for conversion to residential

Predicted Broadband Speeds: Upload and download each 10000 mbps

Energy Performance: B49

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

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Unit 5 Forest Court, Oaklands Park, Wokingham RG41 2FD

LOCATION: Oaklands Park is situated on the southern edge of Wokingham off Molly Millars lane and Fishponds Road. Surrounding properties are of similar age and type with a variety of occupiers recently including residential occupiers. Wokingham railway station is considered within walking distance with the A329(M) and M4 junctions about 3 miles and 5 miles respectively. Heathrow Airport about 30 minutes, Central London 45 minutes and Gatwick airport about an hour by car (dependent upon traffic conditions.)

DESCRIPTION: The accommodation is arranged on two floors with an open plan principal office on the ground floor with two meeting rooms, kitchen and WC. On the first floor the office space is also mainly open plan with a kitchenette and a partitioned directors office and a second WC. There is a cupboard housing the gas fired boiler and a storeroom.

First Floor 85.7 sq m (922 sq ft)
Ground Floor 75.79 sq m (815 sq ft)

VAT: * VAT is payable on the purchase price.

SERVICE CHARGE: There is an estate service charge for the communal areas, approximately £2,000 for the current year. Further details have been requested.

SERVICES: All main services are connected. Full gas fired central heating with radiators throughout. Also air conditioning.

RATEABLE VALUE: First floor £13,500 Ground floor £12,000

VIEWING: Strictly by appointment with the Owner's Sole Selling Agents **Martin & Pole**
Telephone: 0118 978 0777 Email: wokingham@martinpole.co.uk

Folio No: DCA/RAH/33736

IMPORTANT NOTE:

We have endeavoured diligently to ensure the details of this property are accurate. We have not tested the services, appliances and 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.

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