

PROBABLY WOKINGHAM'S MOST FLEXIBLE OFFICE SPACE...



| 2,727 TO 15,971 SQ FT
| FLEXIBLE LEASE TERMS
| UNDER REFURBISHMENT

ROSA

MULBERRY BUSINESS PARK | FISHPONDS ROAD | WOKINGHAM | RG41 2PR

LOCATION

Mulberry Business Park forms part of a well established commercial district just south west of Wokingham town centre.

Wokingham is an attractive market town situated between Reading and Bracknell just off the A329(M). This road links the three towns and provides a direct connection to the motorway network via the M4 Junction 10.

Wokingham station offers a 10 minute rail journey to Reading and regular services to London (Waterloo) and Gatwick Airport.

FLOOR AREAS

	UNIT 18		UNIT 19		WHOLE BUILDING	
	sq ft	sq m	sq ft	sq m	sq ft	sq m
Ground Floor	LET TO ITEC		6,393	594	6,393	594
First Floor	2,727	253	6,851	636	9,578	889
TOTAL	2,727	253	13,244	1,230	15,971	1,483

Measured on a Net Internal Area basis in accordance with the RICS Code of Measuring Practice (6th Edition)

DESCRIPTION

Rosa is a modern, self-contained office building. A central reception acts as a focal point and provides independent access to individual floors/suites.

TERMS

A new effective full repairing and insuring lease is available directly from the landlord on terms to be agreed.

RENT

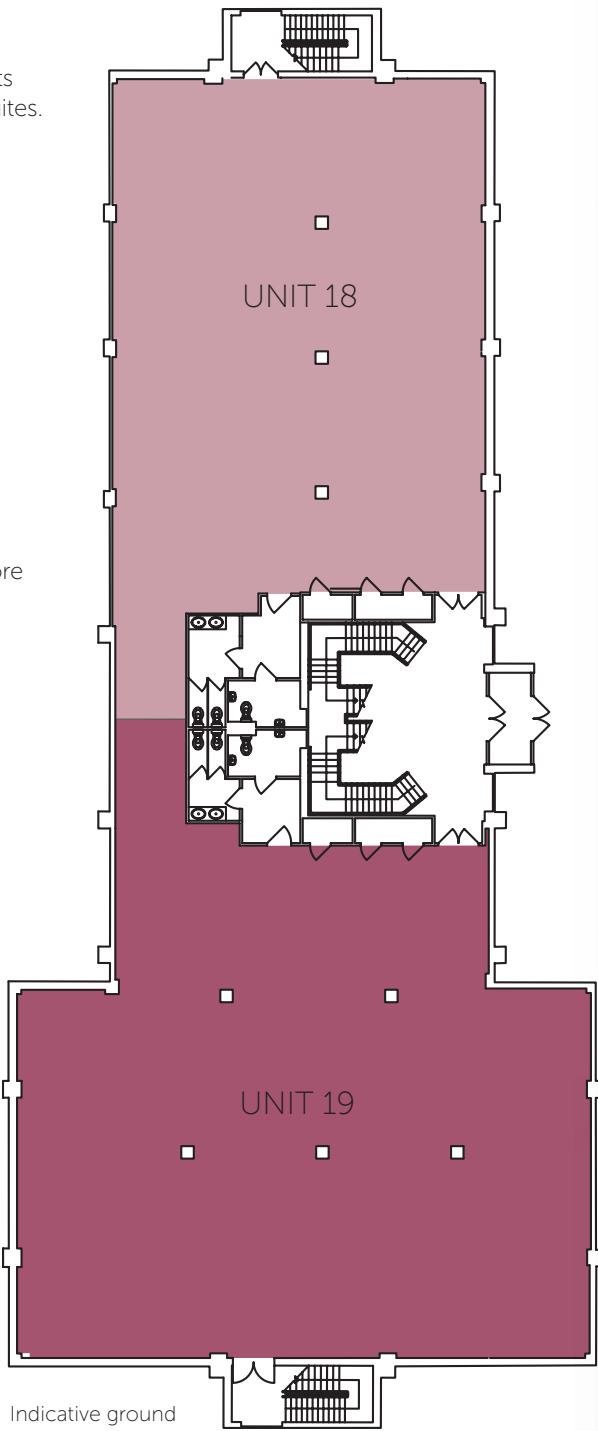
On application.

EPC RATING

C – 57.

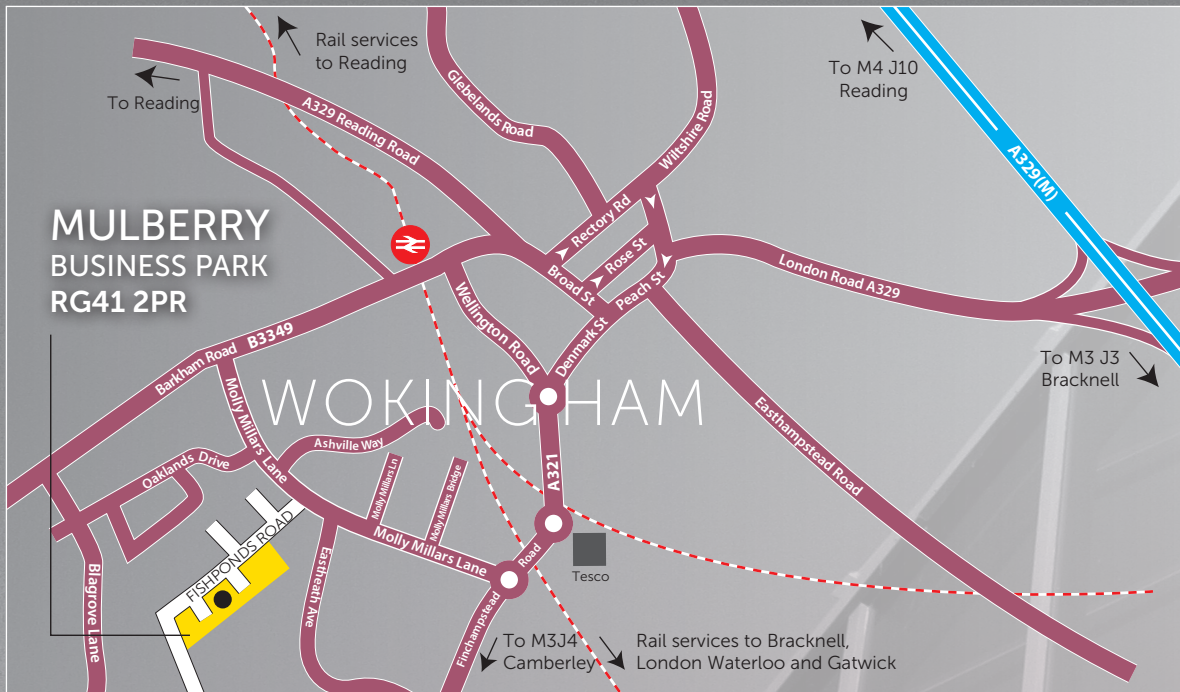
ADDITIONAL ACCOMODATION

There is a further 5,103 sq ft is available within Ilex (Unit 16) on the park. The property is owned by the same landlord and is available on a new effective full repairing and insuring lease on terms to be agreed. For more information please contact Hicks Baker or Fryer Commercial.



FEATURES

- | RECEPTION AREA
- | 75 PARKING SPACES (RATIO 1:213 SQ FT)
- | SUSPENDED CEILINGS
- | CATEGORY II LIGHTING
- | UNDERFLOOR CABLE TRUNKING
- | AIR-CONDITIONING OPTIONS AVAILABLE



VIEWING & FURTHER INFORMATION

Strictly by appointment with the joint sole agents.



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