

**PENNICOTT**

CHARTERED SURVEYORS  
ESTABLISHED 1949

## Property Particulars

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### MARKET HOUSE 19/21 MARKET PLACE WOKINGHAM



### OFFICE SUITES TO LET

**IN PROMINENT TOWN CENTRE BUILDING  
WITH GENEROUS ON-SITE PARKING**

**FROM 300 sq ft to 2,300 sq ft**

**0118 979 8118**

Misrepresentation Act 1967 – Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate. Finance Act 1989 – Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Intending purchasers or lessees are advised that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and fittings. The mention of appliances and/or services within these sales particulars does not imply they are in full and efficient working order, nor that they comply with relevant statutory regulations.

**Description:** Market House is a large three storey building situated at 19/21 Market Place in the heart of the town centre. It comprises retail premises on the ground floor, with two floors of office suites above, plus a large car park to the rear.

**Accommodation:** The suites are situated on the first floor of the building and include carpets, central heating and suspended ceilings together with on site car parking spaces. WCs and kitchenette facilities are shared with other occupants of Market House.

Suite 1A            2,000 sq ft } could combine  
Suite 1B            300 sq ft } or subdivide

Suite 5B            400 sq ft

Suite 7              493 sq ft

**Terms:** New licences available for terms to be agreed.

**Rental Terms:** On application.

**Legal Costs:** Both parties to pay their own costs.

**EPC Rating:** Suites 1A/1B C65  
Suites 5B/7- pending

**Viewing:** Strictly by prior arrangement with the sole agents:  
**PENNICOTT 0118 979 8118.**

**You should be aware that the Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website: [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk)**

*SEG/1879/March 2020 /33*

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