

PENNICOTT

CHARTERED SURVEYORS
ESTABLISHED 1949

Property Particulars

1 Peach Street
Wokingham
Berkshire
RG40 1XJ

Tel: 0118 979 8118

Fax: 0118 979 8228

E-mail: surveys@pennicott.com

Web www.pennicott.com

FIRST FLOOR COMMERCIAL PREMISES

11-15 PEACH STREET, WOKINGHAM TOWN CENTRE

**WITH THE BENEFIT OF A RANGE OF USES
PERMITTED UNDER CLASS E UCO 2020**



1,450 sq ft – TO LET

To include on-site parking

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.

Location: A centrally located first floor suite with its own dedicated access from Peach Street in the heart of Wokingham town centre opposite the new Peach Place retail redevelopment.

Description: Totally self-contained accommodation offering a range of open plan and cellular rooms, together with reception/staff room and WC.

The accommodation has the benefit of air conditioning and suspended ceilings and tiled floors.

There are four on-site parking spaces.

The premises are consented for all uses within Planning Use Class E:-

Retail / Financial Services / Restaurant / Offices / Medical and Health Services / Gymnasiums / etc.

Terms: Available on lease for a term to be agreed.

Rent: On application.

EPC: D76

Viewings: Via the sole agents on **0118 979 8118**

pennicott.commercial@gmail.com

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

SEG/Management/January 2021

0118 979 8118