

Fully fitted



4 Winnersh Fields, Gazelle Close, Winnersh, Wokingham, RG41 5QS

A modern contemporary office with easy M4 and train access on a well known and popular business park situated between Reading and Wokingham.

Available Size	2,050 sq ft / 190.45 sq m
Rent	£23.50 per sq ft includes 7 parking spaces
Rates Payable	£9.75 per sq ft based on the 2023 business rates valuation
EPC Rating	C (63)

KEY POINTS

- Great motorway access
- Ready fitted space
- Popular business park

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Location

Winnersh Fields is situated in the heart of the Thames Valley, to the west of Bracknell. It is located on the A329 Reading Road, close to the junction with the A329(M) which connects Reading, Bracknell and M4 Junction 10.

Winnersh Triangle station is a 3-4 minute walk and provides a regular service to Reading, London Waterloo and London Paddington (via Reading).



Description

4 Winnersh Fields provides modern office space, fully fitted, together with air Conditioning raised floors suspended ceilings a kitchenette, a DDA compliant lift and 7 allocated parking spaces.

Accommodation

The accommodation comprises the following areas:

Name	Sq ft	Sq m	Availability
1st - Fitted Offices	2,050	190.45	Available
Total	2,050	190.45	



Viewing & Further Information

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