

Unit 15 The Metro Centre, Toutley Road, Wokingham



2 storey modern building. Warehouse with roller door, smart first floor offices
On the popular Metro Centre with good vehicular links to the
M3/M4 and the nearby towns of Wokingham, Reading and Bracknell

First floor: Good quality, mainly open plan offices but also with a Directors' office and Boardroom both at the front and with windows, toilets.

Ground floor: Good staff access to first floor administration offices, roller shutter door to warehouse unit with shower room and WC and secondary access to the offices.
Gas fired central heating with radiators throughout.
4 car parking spaces

Predicted Broadband Speeds: Highest available download speed ultrafast 10000
Mbps

Energy Performance Certificate: Band C

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

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LOCATION/DESCRIPTION: A modern commercial building currently occupied as a warehouse on the ground floor with high specification offices at first floor level. Suitable for a range of occupations including retail which is now within the Class E Use as defined in the updated 2020 Use Class Order.

The Metro Centre is less than 2 miles from Wokingham town centre and fronts the new North Wokingham Distributor Road which provides good access to the A329M to the east and the A329 to the west. Accordingly good access to the M4 and M3 via Bracknell and the neighbouring towns of Wokingham and Reading.

There are 4 car parking spaces in front of the building and additional space in front of the loading bay if required. The property has gas fired central heating with radiators throughout.

SERVICES: Mains water, gas, electricity and drainage are connected to the property. Gas fired central heating with the Worcester boiler in a cupboard on the ground floor, airconditioning units at first floor level.

PLANNING: The property is within the administration area of Wokingham Borough Council. When planning permission was granted the Use Class Order at the time related to B1 offices and B8 warehouse use. More recently in 2020, the Use Class Order has been updated and these premises now fall within Use Class Order E which widens the range of occupiers including retail without the need for planning permission.

TENURE: To Let at £32,000 per annum on a new lease, terms to be agreed.

RATEABLE VALUE: £42,250.

LEGAL FEES: Each party responsible for their own legal fees.

VAT: The rent will not be subject to VAT.

VIEWING: Strictly by appointment with the Owners' Sole Agents **Martin & Pole**, Telephone: 0118 978 0777
Email: wokingham@martinpole.co.uk Folio No: 37013

CODE FOR LEASING BUSINESS PREMISES:

We strongly recommend a prospective Tenant or Purchaser takes professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before agreeing to or signing a business tenancy agreement. The Code is available on the RICS website. [Click Here](#)

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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