

**OFFICES
TO LET**

ALBION

FISHPONDS ROAD
WOKINGHAM RG41 2QE

17,215 SQ FT
(1,598 SQ M)

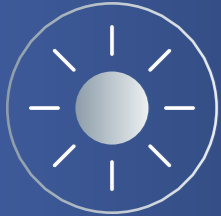
DESCRIPTION

Albion is a two-storey, steel frame office building of precast concrete plank slab construction. The external elevations comprise a mixture of curtain walling, powder coated metal panels, and rendered masonry. There is a curved aluminium roof.

The building benefits from four pipe fan coil air conditioning.

There are raised floors with carpet to the office areas with mineral fibre suspended ceilings and plaster and emulsion to the walls.

SPECIFICATION



Bright, two-storey atrium reception area



Four pipe fan coil air conditioning



Raised floors



Carpeted office areas



73 car parking spaces



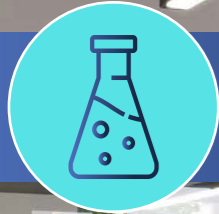
Male and female WCs on ground and first floors



8-person passenger lift

With its full height double doors providing excellent ground floor access, the building is suitable for a variety of alternative uses including wet or dry laboratory space. The landlord would be pleased to enter into discussions with prospective occupiers to discuss how their specific requirements can be accommodated at the building.





LAB ENABLED

A variety of uses can be accommodated at Albion including wet or dry laboratory space.

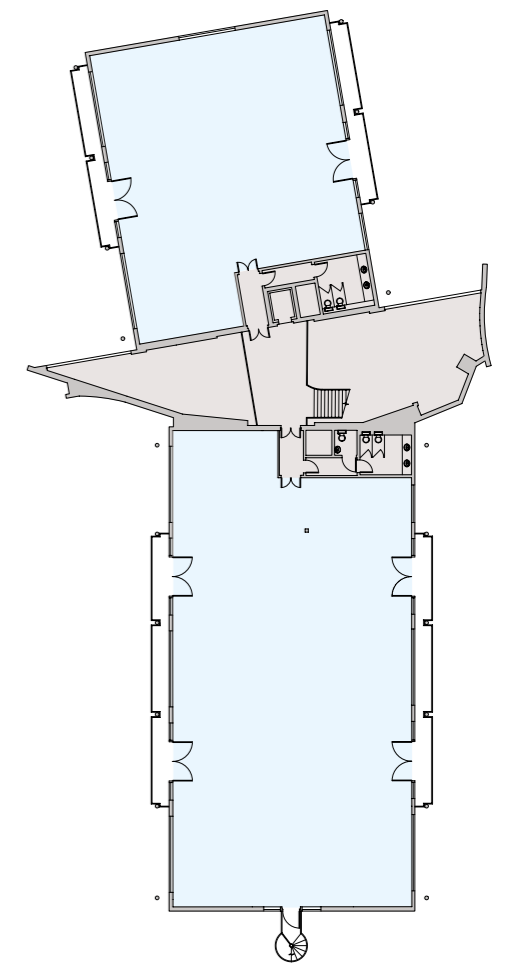


AVAILABILITY

	SQ M	SQ FT
Ground floor reception/entrance	136	1,471
Ground floor office	727	7,827
First floor office	735	7,918
TOTAL	1,598	17,215
Car parking spaces		73



Site plan and ground floor



First floor



	MILES
M4 Junction 10	5
Bracknell	6
M3 Junction 4	10
Reading	11
Heathrow Airport	26
Central London	40

LOCATION

Wokingham is located just off the A329 (M) which provides direct access to Junction 10 of the M4 Motorway. Junctions 3 and 4 of the M3 Motorway are also easily accessible to the south.

Wokingham Station (1 mile) provides a regular 10 minute journey to Reading and on to London Paddington (25 min), a direct service to London Waterloo (71 mins) and an hourly journey to and from Gatwick Airport. Reading Station provides Elizabeth Line services to 14 local stations, Paddington, Central London and beyond.

New housing developments have added a range of residential units to augment the town's reputation as one of the best places to live and work in the country.

Albion House is located in the Fishponds business area, just a mile south of the town centre. Recent regeneration of the nearby Peach Place and Elm's Field areas have enhanced the town's already impressive retail offering and green space.

ALBION

FISHPONDS ROAD
WOKINGHAM RG41 2QE

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