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Character office building in Wokingham Town Centre

2 The Courtyard

Denmark Street, Wokingham, RG40 2AZ

Office

TO LET

1,489 sq ft

(138.33 sq m)

- Town centre location
- Self contained office building
- Period features
- WCs and kitchen facilities on each floor
- Mix of open plan office and meeting rooms
- 2 allocated parking spaces
- Ample public parking nearby

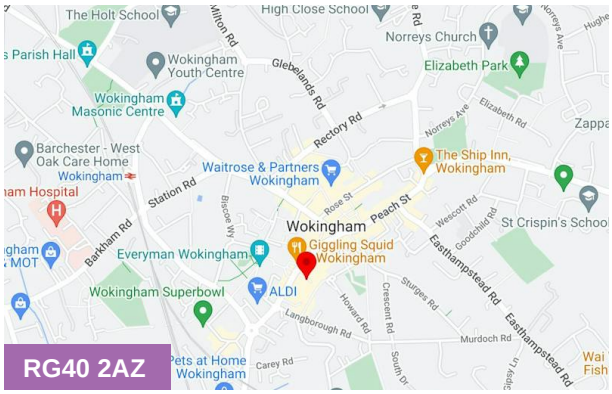
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Summary

Available Size	1,489 sq ft
Rent	£17.50 per sq ft
Rates Payable	£5,832 per annum approx, from April 2023.
Rateable Value	£13,500
Service Charge	£3.22 per sq ft
Car Parking	2 parking spaces
EPC Rating	C (61)







Description

This two storey, self contained office building is split over ground and first floor levels comprising of larger open plan office space and separate meeting rooms/individual offices. There are WC and kitchen facilities on each floor and a welcoming reception area on the ground floor. With existing beams throughout, the property is full of character and charm.

Location

The Courtyard, Denmark Street is close to the centre of the affluent market town of Wokingham where you will find an abundance of coffee shops and restaurants. Occupiers include GAIL's Bakery, Oliver Bonas, Mountain Warehouse and Starbucks. The A329M gives excellent access to the M4 and M3 motorways. Wokingham railway station is on the Reading/London (Waterloo) line and is a short walk away.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	837	77.76
1st	652	60.57
Total	**1,489**	**138.33**

Viewings

By appointment directly with sole agent: Page Hardy Harris

Terms

Available on a new FRI lease for a term to be agreed. The lease will be direct with the Landlord.

Business Rates

The tenant will be responsible for paying Business Rates directly to the Local Authority.

Legal Fees

Each party will be responsible for paying their own Legal Fees.

VAT

All figures quoted are exclusive of VAT which we understand is chargeable.

Viewing & Further Information



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