PageHardyHarris
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Ground Floor Retail/Office Premises

10-12 Denmark Street

Wokingham, RG40 2BB

Office, Retail

TO LET

1,769 sq ft

(164.35 sq m)

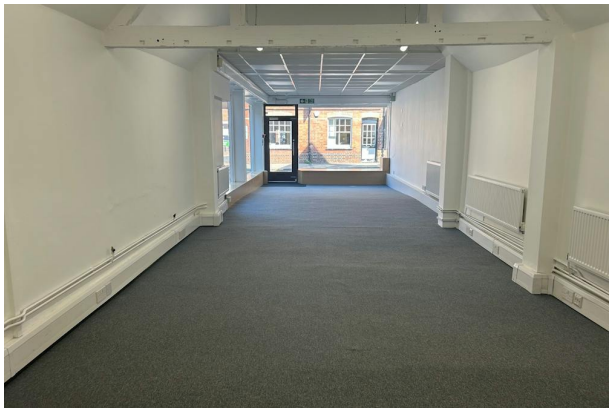
- Prominent Frontage
- Allocated Private Parking to the Rear
- Town Centre Location
- Suitable for a Range of Class E Uses
- Open Plan Layout

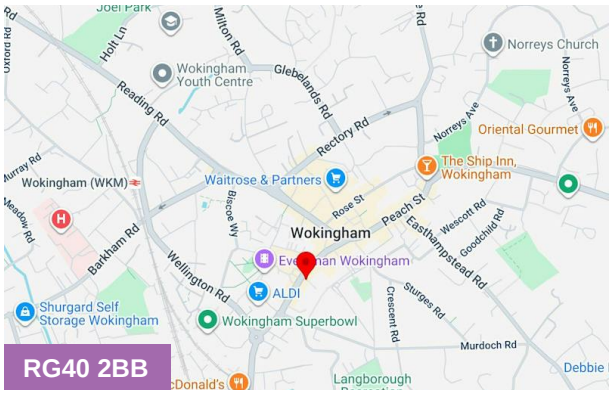
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Summary

Available Size	1,769 sq ft
Rent	£48,000 per annum
Rates Payable	£5.03 per sq ft approx, from April 2026.
Rateable Value	£33,750
Service Charge	N/A
EPC Rating	D (94)







Description

This property has prominent frontage onto Denmark Street in the centre of Wokingham. The ground floor property comprises of open plan retail/office space with a kitchenette and WC facilities.

This falls into category E and would be suitable for a range of uses.

There are 4 parking spaces located in a private car park to the rear.

Location

The property is very well located in the centre of the affluent market town of Wokingham. It is just a two minute walk to the Denmark Street car park, just a short walk away from the Market Place and nearby to the railway station that serves Reading and London Waterloo.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
Ground - Unit 10-12	1,769	164.35	£48,000 /annum	Available
1st - Unit 12a	1,129	104.89	£18,000 /annum	Under Offer
Total	**2,898**	**269.24**		

Viewings

By direct appointment with the agent: Page Hardy Harris

Terms

A new lease for a term to be agreed. The lease will be an Internal Repairing Insuring Lease and will be direct with the Landlord.

Business Rates

The tenant will be responsible for paying Business Rates directly to the Local Authority. The unit is currently rated as a whole.

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 NOT chargeable.

Viewing & Further Information



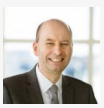
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