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Ground Floor Unit in Centre Of Wokingham

Old Wokingham Library

54 Denmark Street, Wokingham, RG40 2BB

Office, Other, Retail

TO LET

7,083 sq ft

(658.03 sq m)

- High Visibility, Ground Floor Unit Located in Central Wokingham
- Current F1 Use with Potential for Change of Use (STP)
- Currently partitioned, there is scope to create Open Plan Space
- Multiple WCs & Kitchen Facilities
- Self-Contained Unit with Own Front and Rear Access

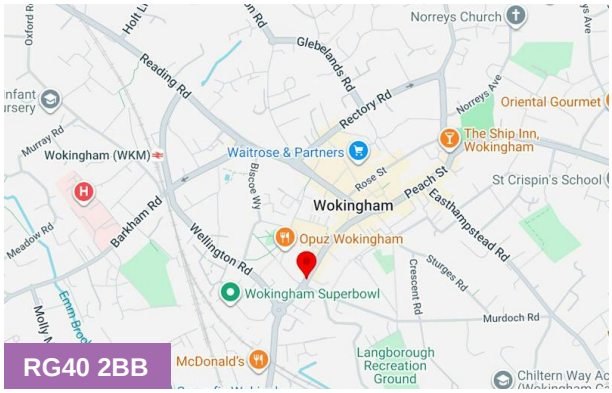
Old Wokingham Library, 54 Denmark Street, Wokingham, RG40 2BB

Summary

Available Size	7,083 sq ft
Rent	£80,000 per annum
Business Rates	Rateable Value Currently Being Reviewed
Service Charge	£4,267 per annum Subject to Annual Variances
VAT	Not applicable
Legal Fees	Each party to bear their own costs
Estate Charge	Details on Application. Please check with the Agent
EPC Rating	C (54)







Description

The Old Wokingham Library, currently F1 Use, has the the potential for a number of other uses (Subject to Relevant Planning). It offers ground floor space that can be refurbished to accommodate the fit out requirements of the Tenant. It currently is partitioned but there is the opportunity to create large open space if required.

There are 4 WCs and 3 Kitchens with separate access to the unit via the ground floor rear and front doors. There are 2 allocated parking spaces for this unit (inc. 1 Disabled space) for this unit, plus plentiful public parking in the near vicinity.

Please note that Coffee Shop Use is not permitted

Location

Set on the corner of Denmark Street and Langborough Road, this high visibility unit is is located in the Centre of Wokingham, an affluent and busy Town in Berkshire. Just a short walk away from the Market Place and nearby to the railway station that serves Reading and London Waterloo.

Wokingham has undergone major investment and re-development in the past decade, providing busy business and retail services for a growing residential population. The Town boasts business such as Waitrose, Gails, Waterstones, Sweaty Betty, Cafe Rouge, Zizzis, Costa, Cafe Nero, Starbucks, Nuffield Health, Everyman Cinemas & Blandy & Blandy Solicitors

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	7,083	658.03

Viewings

Viewings by Appointment only with the Agent

Terms

New Internal Repairing Lease with the Landlord

Buildings Insurance

£874.50 pa subject to annual variances

Viewing & Further Information



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