PageHardyHarris
your property is our business



Town centre office suite

4 The Courtyard

Denmark Street, Wokingham, RG40 2AZ

Office

TO LET

976 to 1,661 sq ft

(90.67 to 154.31 sq m)

- Conveniently located for the Town Centre
- Character property with period features
- Open plan office space
- Ample public parking nearby
- Kitchenette & WC facilities
- 1 parking space included in the lease

4 The Courtyard, Denmark Street, Wokingham, RG40 2AZ

Summary

Available Size	976 to 1,661 sq ft
Rent	£17.50 per sq ft
Business Rates	Please see in Accommodation Schedule below
Service Charge	£9.29 per sq ft S/C includes utilities- electric & water.
EPC Rating	B (37)

Description

The Courtyard comprises a selection of office buildings of varying ages, period and more modern. The available suite is on the first floor. The suite is predominantly open plan, with partitioned office, meeting room and comms cupboard. There is a small kitchenette on the first floor and WC facilities on ground and first.

Location

The Courtyard, Denmark Street is close to the centre of the affluent market town of Wokingham. 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.

Viewings

By arrangement with the agents.

Terms

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

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 may be chargeable.

Accommodation

Name	sq ft	sq m	Rates Payable	Availability
1st - Left	1,056	98.11	£9,356.25 /annum	Available
Ground - Left	976	90.67	£7,734.50 /annum	Under Offer
Ground - Right	1,661	154.31	£10,260 /annum	Available
Total	**3,693**	**343.09**		







Viewing & Further Information



Lucy Owusu-Tucker
01344 312722 | 07833 509532
lucy@pagehardyharris.co.uk



Helen Bewsey
01344 669009
helen@pagehardyharris.co.uk



Nick Hardy
01344 312723 | 07715 032429
nick@pagehardyharris.co.uk



Iestyn Harris
01344 312724 | 07701 223733
iestyn@pagehardyharris.co.uk

These particulars are provided without any guarantee by the vendor/lessor or agents and do not form part of any contract. Enquiring parties should satisfy themselves as to the correctness of any information or statement made. All measurements are approximate. All figures quoted are exclusive of VAT which may be chargeable. Generated on 09/11/2026