



## Self Contained Town Centre Office Building

### Seymour House

The Courtyard, Wokingham, RG40 2AZ

Office

**TO LET**

**6,526 sq ft**

(606.29 sq m)

- Town centre location
- Suitable for class E use
- Outdoor courtyard area
- Split across ground, first and second floors
- WCs and kitchenette on each floor

# Seymour House, The Courtyard, Wokingham, RG40 2AZ

## Summary

|                |                  |
|----------------|------------------|
| Available Size | 6,526 sq ft      |
| Rent           | £16.50 per sq ft |
| Rates Payable  | £6.20 per sq ft  |
| Rateable Value | £81,124          |
| EPC Rating     | Upon enquiry     |

## Description

Seymour House boasts 6,526 sq ft of office space split over 3 floors. The property benefits from WCs and kitchenette facilities on each floor. The ground floor comprises of a number of small offices and meeting spaces with the first and second floors remaining largely open plan. The property also benefits from an outdoor courtyard area which could be used to suit.

## Location

Seymour House is located just off Denmark Street in the heart 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.

## Accommodation

The accommodation comprises the following areas:

| Name         | sq ft        | sq m          |
|--------------|--------------|---------------|
| Ground       | 3,086        | 286.70        |
| 1st          | 2,483        | 230.68        |
| 2nd          | 957          | 88.91         |
| <b>Total</b> | <b>6,526</b> | <b>606.29</b> |

## Terms

An effectively 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 Costs

Each party will be responsible for their own legal fees.

## VAT

All figures quoted are exclusive of VAT which may be chargeable.



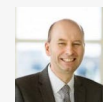
## Viewing & Further Information



**Lucy Kirkup**

01344 312722 | 07833 509532

lucy@pagehardyharris.co.uk



**Nick Hardy**

01344 312723 | 07715 032429

nick@pagehardyharris.co.uk



**Helen Bewsey**

01344 669009

helen@pagehardyharris.co.uk

**More properties @ [pagehardyharris.co.uk](https://www.pagehardyharris.co.uk)**