



Town centre office suites

4 The Courtyard

Denmark Street, Wokingham, RG40 2AZ

Office

TO LET

1,056 to 2,784 sq ft

(98.11 to 258.64 sq m)

- Available either separately or together
- Conveniently located for the Town Centre

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

Summary

Available Size	1,056 to 2,784 sq ft
Rent	£17.50 per sq ft
Business Rates	Currently rated separately. Please see below.
Service Charge	TBC
EPC Rating	Property graded as C-D (54-95)

Description

The Courtyard comprises a selection of office buildings of varying ages, period and more modern. The available suites are on the first floor of unit 4 and can be taken separately or together. The suites are predominantly open plan, with partitioned offices, kitchenette and WC facilities.

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.

Accommodation

Name	sq ft	sq m	Rates Payable	Availability
1st - Left	1,056	98.11	£9,356.25 /annum	Available
1st - Right	1,728	160.54	£13,473 /annum	Available
Ground - Part Ground Floor Right Front	1,161	107.86	On Application	Let
Total	3,945	366.51		

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. The suites are currently rated individually:

First Floor Left Rates Payable £9,356.25 pa

First Floor Right Rates Payable £13,473.00 pa

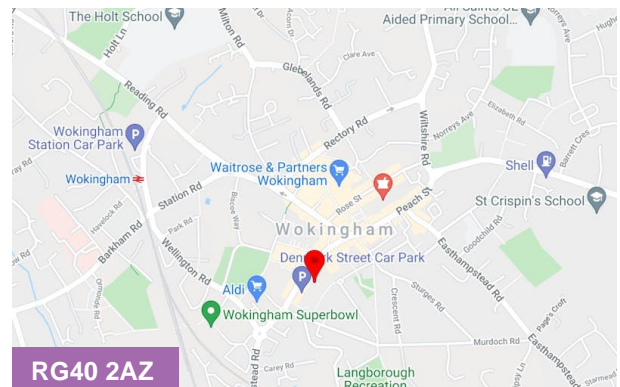
Please check these figures with the Local Authority.

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.



Viewing & Further Information



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