



## Self Contained Character Property

### 1 The Courtyard

Denmark Street, Wokingham, RG40 2AZ

Office

**TO LET**

**2,326 sq ft**

(216.09 sq m)

- First Floor Office Suite
- Town Centre Location
- Short Walk to Wokingham Railway Station
- Available for Immediate Occupation
- Suitable for a Range of Class E Uses

# 1 The Courtyard, Denmark Street, Wokingham, RG40 2AZ

## Summary

<b>Available Size</b>	2,326 sq ft
<b>Rent</b>	£17.50 per sq ft
<b>Rates Payable</b>	£17,964 per annum Currently rated separately: RV £20,000 & RV £16,000
<b>Service Charge</b>	£8,986.25 per annum
<b>EPC Rating</b>	D (87)

## Description

The Courtyard comprises a selection of office buildings of varying ages, period and more modern. 1 The Courtyard is a self contained, first floor office with existing beams throughout, the property is full of character and charm. The property benefits from a WC in the ground floor lobby and additional on the first floor as well as a small kitchenette. The premises offers a mix of larger and smaller office suites making it suitable for a range of uses.

## Location

The Courtyard, Denmark Street is close to the centre of the affluent market town of Wokingham where you will find an abundance of coffee shops and restaurants. Occupiers include GAIL's Bakery, Oliver Bonas, Mountain Warehouse and Starbucks. 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	Availability
Ground	44	4.09	Available
1st	2,282	212	Available
<b>Total</b>	<b>2,326</b>	<b>216.09</b>	

## Viewings

By appointment directly with sole agent: Page Hardy Harris

## Terms

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

## Business Rates

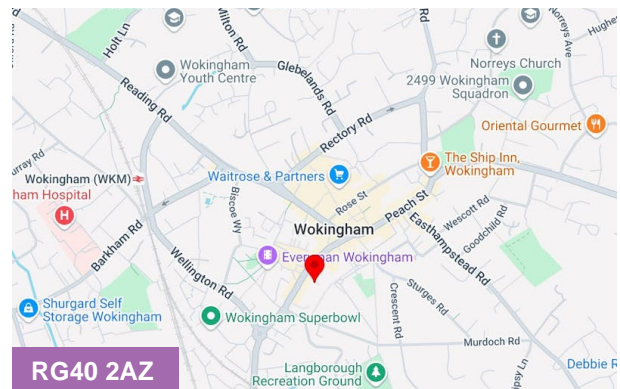
The tenant will be responsible for paying Business Rates directly to the Local Authority.

## Legal Fees

Each party will be responsible for paying their own Legal Fees.

## VAT

All figures quoted are exclusive of VAT which we understand is chargeable.



## Viewing & Further Information



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