



Town centre office suite

3 The Courtyard

Denmark Street, Wokingham, RG40 2AZ

Office

TO LET

866 to 1,901 sq ft

(80.45 to 176.61 sq m)

- Conveniently located for the Town Centre
- Suites can be taken together or separately

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Summary

Available Size	866 to 1,901 sq ft
Rent	£17.50 per sq ft
Business Rates	Suites rated individually.
Service Charge	TBC
EPC Rating	C (61)

Description

The Courtyard comprises a selection of office buildings of varying ages, period and more modern. The suites vary in size but are mostly open plan with partitioned office/meeting rooms, kitchenette and the building has WC/Shower 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
1st - Right	1,035	96.15
1st - Left	866	80.45
Ground - Right	1,025	95.23

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.
First floor right - £8,233.50 pa
First floor left - £7,609.75 pa
Ground Floor right - £8,108.75 pa

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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