



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

Available Size	2,326 sq ft
Rent	£17.50 per sq ft
Rates Payable	£6.82 per sq ft approx, from April 2026.
Service Charge	£8,986.25 per annum
EPC Rating	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
Ground	44	4.09
1st	2,282	212
Total	2,326	216.09

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

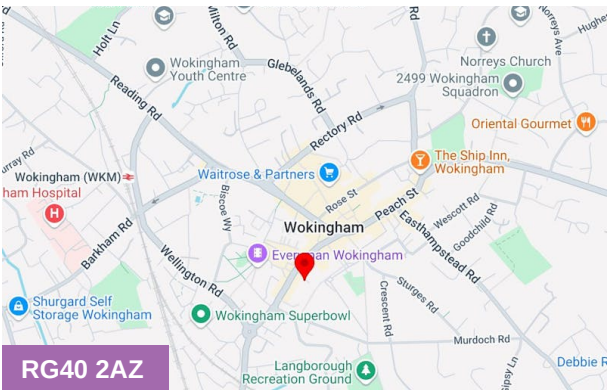
The tenant will be responsible for paying Business Rates directly to the Local Authority. The first floor is currently split for rating purposes and will be re rated.

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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