



Ground & First Floor Retail/Office Premises

10-12 Denmark Street

Wokingham, RG40 2BB

Office, Retail

TO LET

748 to 2,898 sq ft

(69.49 to 269.23 sq m)

- Can be Taken as a Whole or Individual Units
- Prominent Frontage
- Allocated Private Parking to the Rear
- Town Centre Location
- Suitable for a Range of Class E Uses
- Open Plan Layout

Summary

Available Size	748 to 2,898 sq ft
Rent	£18,000 - £55,000 per annum
Rates Payable	£6.16 per sq ft
Rateable Value	£35,750
EPC Rating	D (94)

Description

This property has prominent frontage onto Denmark Street in the centre of Wokingham. The ground floor property comprises of open plan retail/office space with a kitchenette and WC facilities. The first floor comprises of open plan office space and a private meeting room/boardroom and additional kitchenette and WC facilities.

This falls into category E and would be suitable for a range of uses.

Location

The property is very well located in the centre of the affluent market town of Wokingham. It is just a two minute walk to the Denmark Street car park, just a short walk away from the Market Place and nearby to the railway station that serves Reading and London Waterloo.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent
Ground - Unit 10	1,021	94.85	£30,000 /annum
Ground - Unit 12	748	69.49	£24,000 /annum
1st - Unit 12a	1,129	104.89	£18,000 /annum
Total	2,898	269.23	

Viewings

By direct appointment with the agent: Page Hardy Harris

Terms

A new lease for a term to be agreed. The lease will be direct with the Landlord.

Business Rates

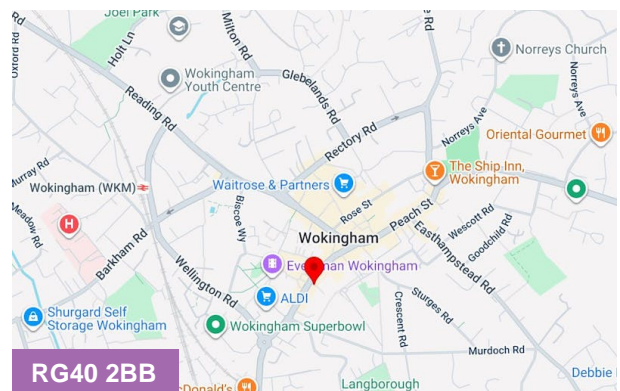
The tenant will be responsible for paying Business Rates directly to the Local Authority.

Legal Fees

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

VAT

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



Viewing & Further Information



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