



Ground & First Floor Retail/Office Premises

10-12 Denmark Street

Wokingham, RG40 2BB

Office, Retail

TO LET

1,129 to 2,898 sq ft

(104.89 to 269.23 sq m)

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

10-12 Denmark Street, Wokingham, RG40 2BB

Summary

Available Size	1,129 to 2,898 sq ft
Rent	£18,000 - £55,000 per annum
Rates Payable	£6.16 per sq ft
Rateable Value	£35,750
Service Charge	N/A
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.

There are 8 parking spaces located in a private car park to the rear. These would be split as 4 for the Ground Floor and 4 for the First Floor if taken separately.

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 10-12	1,769	164.35	£48,000 /annum
1st - Unit 12a	1,129	104.89	£18,000 /annum
Total	2,898	269.24	

Viewings

By direct appointment with the agent: Page Hardy Harris

Terms

A new lease for a term to be agreed. The lease will be an Internal Repairing Insuring Lease and will be direct with the Landlord.

Business Rates

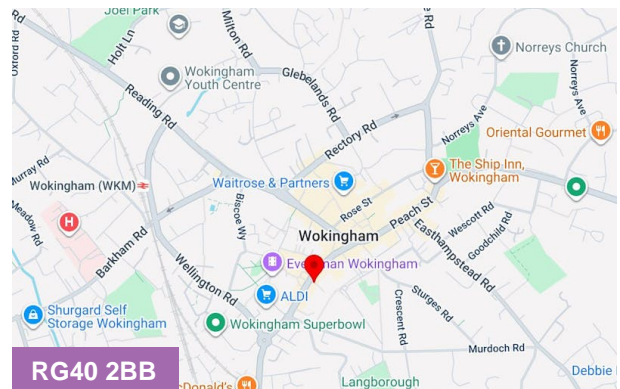
The tenant will be responsible for paying Business Rates directly to the Local Authority.

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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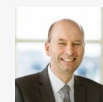
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