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First Floor offices to let

5 Anvil Court

44 Denmark Street, Wokingham RG40 2BB



804 sq ft with four parking spaces.

To let on a new lease - term by negotiation.

01344 741033

Fryer Commercial Venture House, Arlington Square, Bracknell RG12 1WA
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VIEWING:

By appointment with the sole agent, Fryer Commercial.
Wednesday mornings preferred by current tenant.



Simon Fryer

Mobile: 07836 519613

Email: sfryer@fryercomm.com

SITUATION:

Anvil Court fronts Denmark Street within the town centre.

Wokingham is approximately 1 mile from the A329M, which connects with M4 junction 10, and south to M3 junction 3, via Bracknell.

The usual amenities and facilities are provided in the attractive town centre.

DESCRIPTION:

Modern first floor office suite.

AMENITIES:

- Open plan with a meeting room and separate office.
- Private parking for four cars.
- WC and kitchen.
- Suspended ceilings.
- Perimeter trunking.
- Gas heating – boiler recently replaced.

AVAILABILITY

The vacant suite is to let on a new effective full repairing and insuring lease (FRI), on terms to be agreed.

RENT:

The quoting rent is £22 psf per annum, exclusive of Business Rates and service charge.

VAT:

The property is elected to vat, which is therefore added to the rent and service charge.

BUSINESS RATES:

We are advised that the Rateable Value is £12,250, so a nominal annual sum is payable.

Interested parties are advised to contact Wokingham Borough Council on 0118 974 6000.

EPC:

D82, valid until 22/2/34

ESTATE SERVICE CHARGE:

£1,152 pa.

MANAGING AGENT'S FEE:

£400 pa, subject to annual CPI increase.

UTILITIES:

These are currently shared 50/50 with the ground floor tenant.

The electricity is sub-metered.

LEGAL COSTS:

Each party to bear their own.