



fryercommercial.com

5 Anvil Court Denmark Street Wokingham



Self contained offices with parking
804 sq ft

New lease available

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5 ANVIL COURT, DENMARK STREET, WOKINGHAM

SITUATION: Wokingham is located approximately 2 miles from the A329M Motorway spur which provides direct access to Junction 10 of the M4 motorway. Anvil Court is located on Denmark Street, within the town centre and therefore provides excellent access to all facilities and amenities. The premises have the benefit of being adjacent to Denmark Street car park.



DESCRIPTION: The property comprises modern self contained first floor office accommodation.

AMENITIES:

- Suspended ceilings
- Category II lighting
- WC and kitchen facility
- Parking for 3 cars
- Perimeter Trunking
- Category 5e cabling

AVAILABILITY: The offices are available under the terms of a new full repairing and insuring lease for a term to be agreed

ACCOMODATION: 804 sq ft

RENT: P.O.A

RATES: We would recommend interested parties contact Wokingham District Council for confirmation of the business rates.

LEGAL COSTS: Both parties to bear their own legal costs.

VIEWING Strictly by appointment with the sole agent Fryer Commercial, Simon Fryer, 07836 519613

NOTE Prospective Purchasers/Lessees are advised that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and fittings. The mention of appliances and/or services within these sales particulars does not imply they are in full and efficient working order, nor that they comply with relevant statutory regulations.