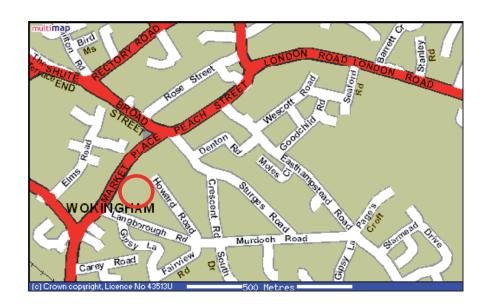## Prime office investment for sale
Anvil Court, Denmark Street
Wokingham, Berkshire RG40 2BB
Unit 5 to let 700–1,400 sq ft

**Currently producing £104,000 PAX
(with Unit 5 rent guarantee)
rising to £106,000 January 15 2014**

Asking price £1.1m

LOCATION

Wokingham is a thriving market town between Reading and Bracknell, beside the A329M, which gives excellent road access to both M4 (J10) and M3(J3) motorways. Its station is on the Reading/London (Waterloo) line.

Anvil Court fronts Denmark Street in the town centre, next to the library. A 50,000 sq ft food store, additional non-food retail and residential development is proposed nearby as part of Wokingham District Council's 'Elms Fields' development, the 'preferred' development partner being Wilson Bowden.

DESCRIPTION

Anvil Court is a very prominent modern terrace of five two-story office buildings totalling 8,048 sq ft, together with 37 private parking spaces, 1:217 sq ft – very good for a town centre location.

A large public car park adjoins the property.

Partial comfort cooling.

31 to 41

DENMARK ST

PH

4

PH 45

65.8m

51

44 to 52

Anvil Court

Library

TENANCY SCHEDULE

Unit	sq ft	Tenant	Rent £pax	Expiry/next break
1	1651	Academy Insurance	20,637.50	1/10/2021 Rent reviews Oct 2014 & 2016.
2	1595	Freshfields Services	24,000	Holding over – mutual three months notice. Rent deposit £8,578
3	1590	Surrey Community Trust	19,550	12/2015. Breaks 8/12/2012/13 & 14, six months notice
4 grnd	826	Premier Financial Services	10,700	30/11/2015 – mutual break 1/12/2013, six months notice.
4 first	826	MLM Building Control	11,450	15/7/2016 – rent increases to £13,590, 15/1/2014.
5	1560	Surrey & Berkshire Media	17,500	Vacant

PLANNING
Units 1–4 have B1 consent; unit 5 B1 and D1.

BUSINESS RATES
Rateable values, 2010 valuation date:
1 £22,500
2 £22,000
3 £22,000
4 £12,000, ground
4 £11,750, first
5 £21,250

SERVICE CHARGE
This is currently charged at £3,250 pa, just 40.4p psf pa.

TENURE
Anvil Court is for sale leasehold, expiring in 2139, ground rent £1 pa.

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