



## Ground floor retail/office premises

### 4 Alexandra Court

Wokingham, RG40 2SL

Office, Retail

**TO LET**

**680 sq ft**

(63.17 sq m)

- Town centre location
- Suitable for a range of uses
- Triple aspect frontage
- WC and kitchenette facilities
- Close to public parking

# 4 Alexandra Court, Wokingham, RG40 2SL

## Summary

<b>Available Size</b>	680 sq ft
<b>Rent</b>	£22,500 per annum
<b>Rates Payable</b>	£10,229.50 per annum
<b>Rateable Value</b>	£20,500
<b>Service Charge</b>	£2,520 per annum + £390 pa Buildings Insurance
<b>EPC Rating</b>	D (100)

## Description

This property is located in the centre of Wokingham only a short walk from Denmark Street and the newly developed Elms Field. The ground floor property comprises of open plan retail/office space with a kitchenette and WC facilities to the rear. The triple aspect frontage with floor to ceiling windows make the unit bright and provide excellent signage opportunities. 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
Ground	680	63.17

## Viewings

By arrangement directly with the agents.

## Terms

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

## Business Rates

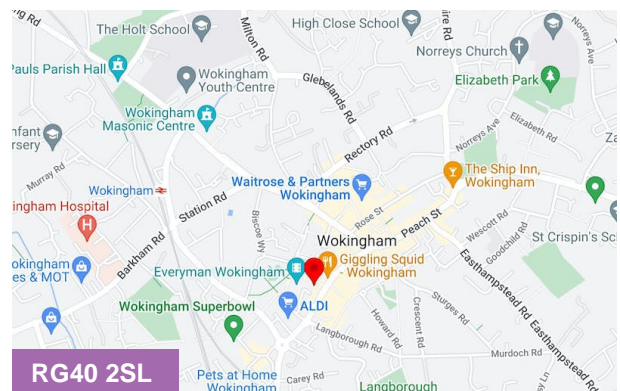
The tenant will be responsible for paying Business Rates directly to the Local Authority.

## 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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