

# SEYMOUR HOUSE

DENMARK STREET

WOKINGHAM



**FIRST FLOOR CHARACTER OFFICES**

**WITH PARKING**

**1,227 sq ft (114 sq m)**

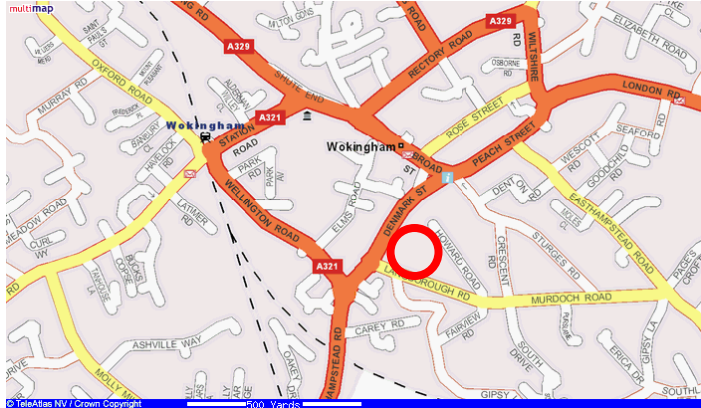
**NEW LEASE AVAILABLE**

# Seymour House, The Courtyard, 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.

4 The Courtyard is located within a courtyard office development set back from Denmark Street, within the town centre. The premises have the benefit of being adjacent to Denmark Street car park.



## Description

The property comprises a self contained three storey office building, with office accommodation currently available on the first floor.

## Amenities

- \* Parking Permits available
- \* Suspended Ceilings
- \* Shared WC and kitchen facilities

## Availability

The offices are available under the terms of a new Full Repairing and Insuring lease on flexible terms

## Rent

£19,750 per annum exclusive

## Accommodation

First Floor: 1,227 sq ft (114 sq. m)

## Rates

We recommend interested parties contact Wokingham District Council for confirmation of business rates.

## Legal Costs

Each party to bear there own legal costs.



## Viewing

Strictly by appointment with the Sole Agents **ROMANS SURVEYORS & VALUERS**, Crowthorne House, Nine Mile Ride, Wokingham, Berkshire, RG40 3GZ (Telephone: 01344 753160).

## Reference

SC/C05/3443

## FINANCE ACT 1989

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

## N.B.

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.