



## 3 & 4 ANVIL COURT

**DENMARK STREET, WOKINGHAM**

2 SELF CONTAINED OFFICES WITH PARKING

**1,590 sq ft – 3,241 sq ft (147.7 m<sup>2</sup> - 301.10 m<sup>2</sup>)**

AVAILABLE SEPARATELY OR AS A WHOLE NEW LEASE



# 3 & 4 ANVIL COURT DENMARK STREET, WOKINGHAM

## LOCATION

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 office accommodation over ground and first floors with the benefit of being able to be subdivided.

Entry can be obtained off of Denmark Street or via a walkway from the car park situated to the rear.



## AMENITIES

- Suspended Ceilings
- Perimeter trunking
- Category II lighting
- WC and Kitchen facilities
- Parking for 15 cars

## AVAILABILITY

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

## ACCOMMODATION

3 Anvil Court: 1,590 sq ft (147.7 sq m)

4 Anvil Court: 1,651 sq ft (153.4 sq m)

**Total 3,241 sq ft (301.1 sq m)**

## RENT

£30,210 - £61,579 per annum exclusive.

## RATES

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

## LEGAL COSTS

Each party to bear their own legal costs.

## VIEWINGS

Strictly by appointment with the Sole Agents

### ROMANS SURVEYORS & VALUERS

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