

PENNICOTT

CHARTERED SURVEYORS
ESTABLISHED 1949

Property Particulars

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SOUTHGATE HOUSE ALEXANDRA COURT WOKINGHAM RG40 2LD



**Small kiosk units in an important thoroughfare
between Denmark Street and Elms Field.**

From 500 sq ft

0118 979 8118

Misrepresentation Act 1967 – Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate. Finance Act 1989 – Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Intending purchasers or 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.

Situation/ Description: A new development of four small units strategically located on the walk through from Elms Field (close to the new Everyman Cinema) and Denmark Street in the heart of Wokingham town centre.

The scheme comprises four new units offering a wide variety of potential uses from A1 retail to B1 office use.

Accommodation: Unit 1 545 sq ft
Units 2 & 3 506 sq ft (each)
Unit 4 500 sq ft

The units are available separately or combined in any configuration.

Business Rates: To be assessed.

EPC: Pending.

Terms: New tenants full repairing and insuring leases.

Rent: From £15,000 per annum.

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