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**Martin & Pole**  
inc. Watts & Son est. 1846

Residential & Commercial Estate Agents  
Sales • Lettings • Auctioneers • Valuers

Chartered Surveyors & Estate Agents

## Longstaff House, 47A Denmark Street, Wokingham, RG40 2AY



**A stylish self-contained detached office building**  
**Wokingham Town Centre**  
**About 1200 sq ft**  
**2 car parking spaces**  
**To Let - New lease**

Energy Performance: Band B

Rateable Value: £17,000

Predicted Broadband Speeds: Ultrafast 1000Mbps highest available download speed  
Ultrafast 100Mbps highest available upload speed

**TO LET £27,500 per annum plus VAT**

For further information or an appointment to view please contact our Wokingham branch on  
0118 978 0777 or [wokingham@martinpole.co.uk](mailto:wokingham@martinpole.co.uk)



**TO LET £27,500 per annum Plus VAT**

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## Longstaff House, 47A Denmark Street, Wokingham RG40 2AY

**LOCATION:** A detached office building of about 1,200 sq ft situated just to the south of the town centre but still very much in the town. The building is set back from the Denmark Street frontage with good vehicular access between two-character buildings. These premises have the benefit of a central setting but are somewhat protected being set back from the road.

**DESCRIPTION:** The property comprises a detached office building built around 2003. There is a reception area with open plan office area on the ground floor, one toilet and a kitchen. The first floor includes 2 partitioned offices and further WC. The offices are carpeted throughout and benefit from a suspended ceiling and recessed Cat II lighting, double glazing and **two car parking spaces**. On both floors there are electric storage heaters. There is a fire alarm and burglar alarm.

**THE TERM:** The property is available on a new lease on a full repairing and insuring basis for a term to be agreed. Anticipated term: 10 years with 5 year rent review

**RENT:** £27,500 per annum plus VAT.

**COSTS:** Each party to be responsible for their own reasonable legal fees.

**VIEWING:** Strictly by appointment with the landlord's sole agents **MARTIN & POLE**  
**Telephone:** 0118 978 0777      **Email:** [wokingham@martinpole.co.uk](mailto:wokingham@martinpole.co.uk)  
Folio No: 31955

### CODE FOR LEASING BUSINESS PREMISES:

We strongly recommend a prospective Tenant or Purchaser takes professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before agreeing to or signing a business tenancy agreement. The Code is available on the RICS website. [Click Here](#)

### IMPORTANT NOTE:

We have endeavoured diligently to ensure the details of this property are accurate. We have not tested the services, appliances or fittings (if any) referred to in the details. We recommend that each of the statements is verified and the condition of the property and of the services, appliances and fittings (if any) is investigated by you or your advisers before you finalise your offer or enter into a contractual commitment.

0118 978 0777