



Modern First Floor Office

First Floor, 2 Millars Brook
Molly Millars Lane, Wokingham, RG412AD

Office

TO LET / FOR SALE

1,328 sq ft
(123.38 sq m)

- Fully fitted and furnished
- Kitchen and breakout area
- 5 allocated parking spaces
- CAT 5 cabling
- Heating and cooling system

First Floor, 2 Millars Brook, Molly Millars Lane, Wokingham, RG412AD

Summary

Available Size	1,328 sq ft
Rent	£18.50 per sq ft
Price	Offers in excess of £350,000.00
Rates Payable	£11,102.75 per annum approx, from April 2023
Rateable Value	£22,250
Service Charge	Current s/c c.£2729.76 pa
Car Parking	5 allocated parking spaces
EPC Rating	B (30)

Description

The specification includes suspended ceilings with air conditioning throughout which is independently controlled in each office, CAT 5 cabling, Kitchen and breakout area, full height glass partitioning providing a manager's room with two other offices and a meeting room. The First floor is allocated 5 parking spaces.

Location

Wokingham is located immediately to the south of J10 of the M4 motorway, and the A329(M). Bracknell is located 5 miles east and Reading 10 miles west. Wokingham Rail Station is just over half a mile away, offering direct trains to London Waterloo and Reading. The business park is a 5-minute walk to local amenities such as Tesco and Lidl with Wokingham town centre just a 15 minute walk away.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	1,328	123.38	Available
Total	1,328	123.38	

Viewings

By appointment with the sole agent: Page Hardy Harris

Terms

Available on a new lease, terms to be agreed. The lease will be direct with the Landlord and flexible terms are available.

Business Rates

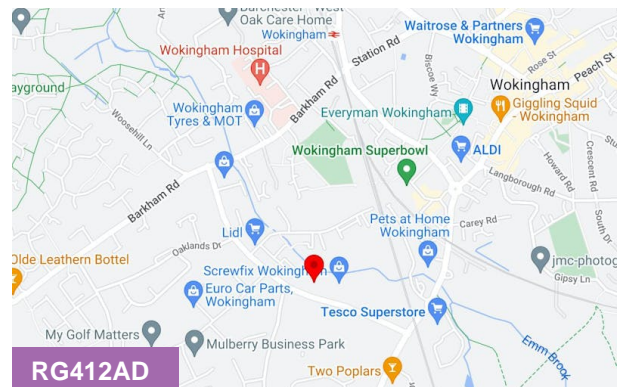
The tenant is responsible for paying business rates directly to the Local Authority.

Legal Fees

Each party will be responsible for paying their own legal fees.

VAT

All figures quoted are exclusive of VAT which we understand is chargeable.



Viewing & Further Information



Lucy Kirkup

01344 312722 | 07833 509532

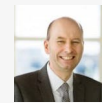
lucy@pagehardyharris.co.uk



Helen Bewsey

01344 669009

helen@pagehardyharris.co.uk



Nick Hardy

01344 312723 | 07715 032429

nick@pagehardyharris.co.uk

More properties @ pagehardyharris.co.uk