



**HASLAM'S**  
CHARTERED SURVEYORS

NEW INSTRUCTION

# TO LET



## UNIT D MILLARS BUSINESS PARK

Molly Millars Lane Wokingham RG41 2RU

<b>TYPE</b>	<b>STORAGE / WAREHOUSE UNIT</b>
<b>TENURE</b>	<b>LEASEHOLD</b>
<b>SIZE</b>	<b>1,862 SQ FT</b> (173 SQ M)

### KEY POINTS

- > Brand new unit
- > Situated in a prime industrial location in Wokingham
- > 5.15m minimum eaves height
- > Neighbouring occupiers include Sure Store, Easy Bathrooms, Howdens and Lidl



## Location

The property is situated approximately 0.9 miles to the south west of Wokingham town centre on the south side of Molly Millars Lane. Molly Millars Lane is the prime industrial district in Wokingham and has excellent vehicular access with roads suitable for HGVs. The property is located approximately 2 miles south of Wokingham train Station and the A329M. Junction 10 of the M4 is located approximately 6 miles north.

## Description

Unit D is situated to the rear of the development and is accessed via Fishponds Close off Fishponds Road, and benefits from a level access loading door and pedestrian door, with car parking and loading.

The remainder of the terrace comprises a self-storage unit and 2 trade counter units. The terrace fronts Molly Millars Lane adjacent to a Lidl supermarket.

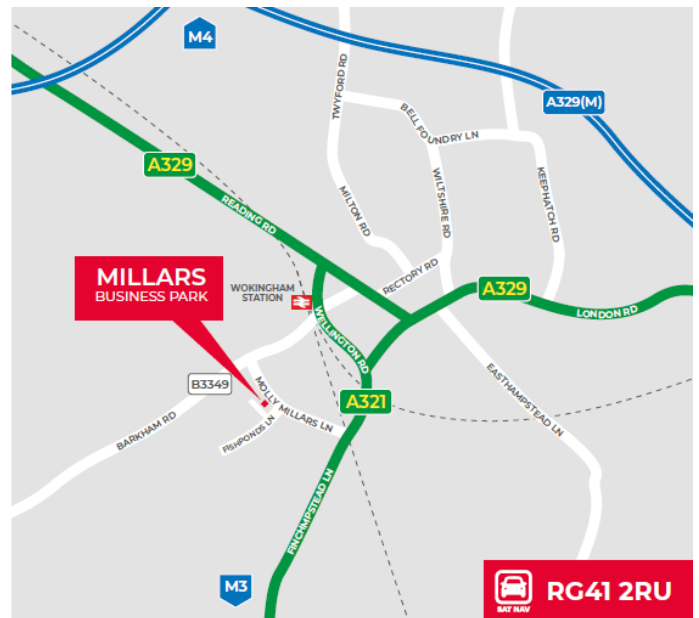
## Specification

- 5.15m minimum eaves height
- Allocated car parking
- Internal repairing liability
- Fibre optic cabling
- Electrically operated level access loading door

## Accommodation

We understand the Gross External Area (GEA) is as follows;

Unit	sq ft	sq m
Unit D	1,862	172.97



## Terms

The premises are available to rent on a new internal repairing lease on terms to be agreed.

## Rateable Value

TBC

## Energy Performance Asset Rating

EPC Rating: A:25

## Anti-Money Laundering Regulations

To comply with Anti Money Laundering regulations, Haslams Surveyors LLP undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

## Viewing & Further Information

Please contact the joint sole agents for further information or an appointment to view.



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