



HASLAM'S
CHARTERED SURVEYORS

NEW INSTRUCTION

TO LET



UNIT 21 THE BUSINESS CENTRE

Molly Millars Lane Wokingham RG41 2QY

TYPE	INDUSTRIAL / WAREHOUSE
TENURE	LEASEHOLD
SIZE	7,436 SQ FT (689 SQ M)

KEY POINTS

- > Two storey end terrace business unit
- > Warehouse with first floor offices
- > Minimum 5.7m eaves height
- > Three phase power
- > 18 car parking spaces
- > To be refurbished

T: 0118 921 1515 W: haslams.co.uk



Location

The Business Centre is situated on the southern side of Molly Millars Lane and accessed via Eastheath Avenue. Wokingham is a market town approximately 8 miles to the east of Reading and circa 18 miles from Heathrow.

Wokingham train station located just over 1.5 miles from the property provides regular direct services to Reading and London Waterloo.

what3words ///normal.silk.strong

Description

The unit comprises of a two storey steel portal frame building with brick elevations under a pitched profile aluminium roof. Internally the ground floor comprises of warehouse with painted brick elevations, profile metal cladding in part and painted concrete floors, and separate office area, with offices to the first floor.

The unit benefits from 18 car parking spaces.

Specification

Ground Floor Warehouse

- Minimum eaves of 5.7m
- Electric up and over loading door
- 3 phase power
- Ceiling mounted suspended lighting
- Double glazing
- Ceiling mounted heater units
- Small reception area

First Floor Offices

- Carpeted flooring
- Suspended ceilings
- LED lighting
- Gas central heating to wall mounted radiators
- Perimeter trunking
- Double glazing
- Male & female WC's

Energy Performance Asset Rating

EPC Rating: D:79

Accommodation

We understand the Gross Internal Areas (GIA) are as follows;

Floor	sq ft	sq m
Warehouse	4,292	398
Ground Floor Office	1,600	148
First Floor Office	1,544	143
Total	7,436	689

Terms

A new FRI lease is available for a term to be agreed. Rent on application.

Legal Costs / VAT

Each party to bear their own legal costs.

Rents are quoted exclusive of VAT which may be charged.

Rateable Value (2023/24)

To be re-assessed

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.



Alec White

0118 921 1514
alecwhite@haslams.co.uk



Ed Ponting

0118 921 1507
edponting@haslams.co.uk

James Newton
Vail Williams

0118 909 7400
jnewton@vailwilliams.com