



## Self Contained 2 Storey Office Building

### 6 Millars Brook

Wokingham, RG41 2AD

Office

## TO LET / FOR SALE

2,081 to 4,162 sq ft

(193.33 to 386.66 sq m)

- 12 allocated parking spaces
- Modern detached office building
- Air conditioning
- CAT 5 cabling
- Kitchen and breakout area

# 6 Millars Brook, Wokingham, RG41 2AD

## Summary

<b>Available Size</b>	2,081 to 4,162 sq ft
<b>Rent</b>	£18.50 per sq ft
<b>Price</b>	Offers in excess of £1,000,000
<b>Business Rates</b>	c.£8.70 psf
<b>Estate Charge</b>	Current Estate Charge £1,785.56 per quarter
<b>EPC Rating</b>	A (23)

## Description

Unit 6 Millars Brook comprises a ground and first floor detached office building with welcoming reception foyer. The property benefits from suspended ceilings, raised floors, WCs, comfort cooling and 12 car parking spaces with the ability to rent additional spaces. The property is on a modern office park, nearby occupiers include Enterprise, Screwfix and Howdens.

## 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 property is a 5-minute walk to local amenities such as Tescos, Lidl and Wokingham Town Centre.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	2,081	193.33
1st	2,081	193.33
<b>Total</b>	<b>4,162</b>	<b>386.66</b>

## Viewings

By appointment with the Agent.

## Terms

Available on a new lease for a term to be agreed. The lease will be direct with the Landlord.

## Business Rates

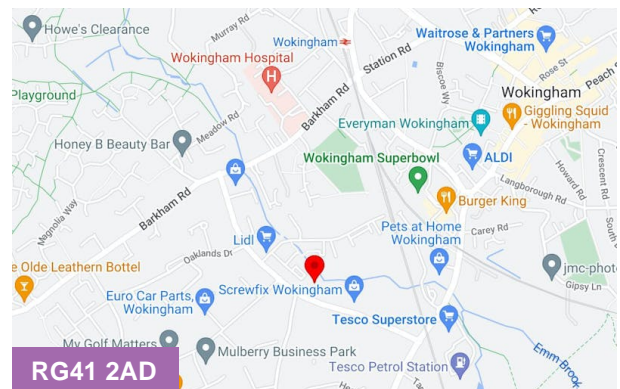
The tenant will be responsible for paying Business Rates directly to the Local Authority.

## Legal Fees

Each party will be responsible for their own Legal Costs.

## VAT

All figures quoted are exclusive of VAT which may be chargeable.



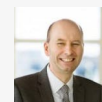
## Viewing & Further Information



**Lucy Kirkup**

01344 312722 | 07833 509532

lucy@pagehardyharris.co.uk



**Nick Hardy**

01344 312723 | 07715 032429

nick@pagehardyharris.co.uk



**Helen Bewsey**

01344 669009

helen@pagehardyharris.co.uk

**More properties @ [pagehardyharris.co.uk](http://pagehardyharris.co.uk)**