logix PROPERTY

To Let



Unit 4, Molly Millars Bridge

Wokingham, RG41 2RT

Industrial / Warehouse Unit

5,331 sq ft

(495.27 sq m)

- 1 roller shutter door
- 6.7m eaves
- 7.6m to apex
- 3 phase power
- Concrete slab floor
- 8 parking spaces
- 5 miles to M4 J10
- End terrace unit

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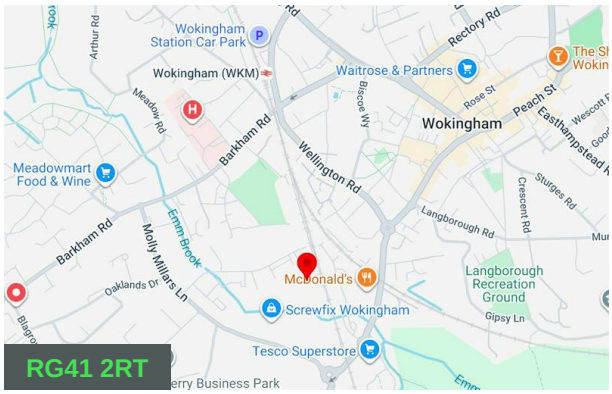
Summary

Available Size	5,331 sq ft
Rent	£74,634 per annum
Rates Payable	£29,040 per annum
Rateable Value	£60,500
Service Charge	£0.81 per sq ft On application
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry







Description

The building comprises a projected, end terrace industrial unit of steel portal frame construction with brick elevation and profile steel cladding. The unit has the benefit of a roller shutter door, 6.7m eaves, 8 parking spaces and offices over ground and first floors. Local occupiers include Screwfix, Enterprise Van Hire, Shurgard Self Storage and Peugeot.

Location

Molly Millars Bridge is situated just off Molly Millars Lane at the centre of the main industrial area in Wokingham. The estate is approximately 1 mile from Wokingham railway station that runs regular services to London Waterloo and Reading. It is also 2.8 miles from the A329(M), which provides direct access to Junction 10 of the M4 motorway.

Accommodation

The accommodation comprises the following approximate Gross External Areas (GEA):

Name	sq ft	sq m
Ground - Warehouse / ancillary	4,846	450.21
1st - Offices	485	45.06
Total	**5,331**	**495.27**

Viewings

Strictly by appointment via the sole joint agents.

Terms

A new FRI lease is available on terms to be agreed. Details available upon request.

Anti Money Laundering

To comply with Anti Money Laundering regulations, Logix Property undertake ID checks for all successful tenants where legislation requires us to do so.

Miscellaneous

Some photos advertised are indicative of the property being marketed.

Viewing & Further Information



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