

Mileway

The Business Centre Wokingham

Available to Let
Warehouse
12,886 sq ft

Self-contained industrial unit

1st floor office accommodation

5.7 m minimum eaves height

Three-phase electricity

To be refurbished

The Business Centre

Molly Millars Lane, Wokingham, RG41 2QZ



Description

The unit is newly renovated, consisting of a two-story steel portal frame building with an aluminium roof. The warehouse space has painted brick walls, metal cladding, epoxy coated concrete floors and warehouse WCs & kitchenette. The remainder of the ground floor is made up of additional office space, entrance lobby and WCs, with the ability to alter the office space to create further undercroft storage.

The first floor consists of office area, WCs and a tea point/ kitchenette. Additionally, the unit has 38 car parking spaces and a roller shutter door.

Unit 22 is to be refurbished and will be available from Q3.

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. Wokingham is also well connected by road, being accessible from M4 J10 via the A329(M) and M3 J3

EPC

The unit has an EPC rating of C (67).

Terms

Available on a new full repairing and insuring lease.

VAT

VAT will be payable where applicable.

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

Viewing / Further Information

Please contact:

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Accommodation:

Unit	Property Type	Size (sq ft)	Availability
U22	Warehouse	12,886	07/07/2025
Total		12,886	

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