



## Unit 3, Molly Millars Bridge

Wokingham, RG41 2RT

**An industrial / warehouse unit to let.**

**The property is to be refurbished and will be available from Q1 2026**

**5,334 sq ft**  
(495.54 sq m)

- Under refurbishment
- 1 roller shutter door
- 6.7m eaves
- 7.6m to apex
- 8 parking spaces
- 3 phase power
- 5 miles to M4 J10
- Concrete slab floor
- Targeting EPC B rating

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## Summary

|                |                                    |
|----------------|------------------------------------|
| Available Size | 5,334 sq ft                        |
| Rent           | £74,676 per annum                  |
| Rates Payable  | £27,750 per annum                  |
| Rateable Value | £50,000                            |
| Service Charge | On application                     |
| Legal Fees     | Each party to bear their own costs |
| EPC Rating     | D (79)                             |

## Description

The building comprises a projected, mid 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, CEF, Enterprise Van Hire, Shurgard Self Storage and Peugeot.

- The unit will be undergoing a significant refurbishment and will be available from Q1 2026, these works include:
- Respray of external cladding
  - New external pedestrian door
  - Redecoration of warehouse
  - New ceiling/floor tiles in the office
  - EPC to improve to a B rating

## 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 | 4,849 | 450.49 |
| 1st - Offices                  | 485   | 45.06  |
| Total                          | 5,334 | 495.55 |

## Viewings

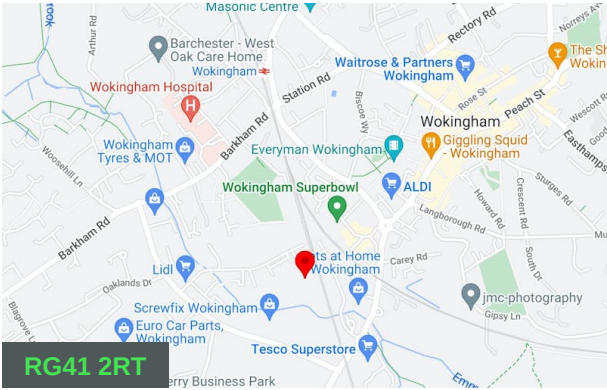
Strictly by appointment via the sole joint agents.

## Terms

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

## Legal Costs

Each party to bear their own legal costs.



## Viewing & Further Information



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