



UNIT 22 THE BUSINESS CENTRE

Molly Millars Lane Wokingham RG41 2QY

TYPE	INDUSTRIAL / WAREHOUSE
TENURE	LEASEHOLD
SIZE	12,886 SQ FT (1,197 SQ M)

KEY POINTS

- > Refurbishment completing Q1 2026
- > Warehouse with ancillary offices
- > Minimum 5.7m eaves height
- > Large loading door
- > Three phase power
- > 31 car parking spaces

Location

The Business Centre is situated on the southern side of Molly Millars Lane, accessed via Eastheath Avenue. Wokingham is a market town 8 miles 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 premises comprise a traditional warehouse unit of portal frame construction with brick and clad elevations under a pitched aluminium roof. Internally the ground floor provides a large warehouse with undercroft storage / office / WCs with the first floor providing ancillary office space.

The unit benefits from 31 car parking spaces.

Specification

Ground Floor Warehouse

- Minimum eaves height of 5.7m
- Electric up and over loading door
- 3 phase power supply
- Good natural light

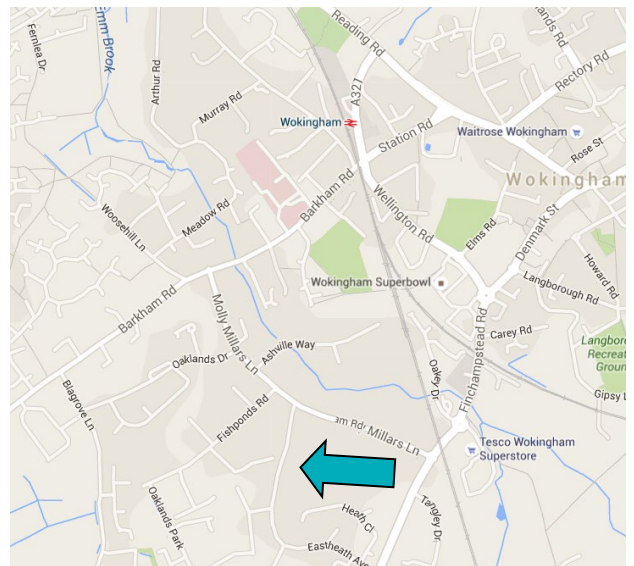
First Floor Offices

- Suspended ceiling
- LED lighting
- Gas radiator heating
- Perimeter trunking
- Double glazing
- Male & female WC's

Accommodation

Gross Internal Areas (GIA) as follows;

Floor	sq ft	sq m
Warehouse	8,899	826.7
GF Under Croft Storage, Office & WCs	2,108	195.8
FF Office & WCs	1,879	174.6
Total	12,886	1,197.1



Energy Performance Asset Rating

EPC Rating: C:60

Rateable Value 2026/27

£132,000

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.

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.

Joint Agents: Haslams Surveyors 0118 921 1515
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