



**HASLAM'S**  
CHARTERED SURVEYORS

WAREHOUSE / INDUSTRIAL UNIT

**TO LET**



# UNIT 4 MILLARS BUSINESS PARK

Molly Millars Lane Wokingham RG41 2RU

<b>TYPE</b>	<b>WAREHOUSE / INDUSTRIAL</b>
<b>TENURE</b>	<b>LEASEHOLD</b>
<b>SIZE</b>	<b>8,698 SQ FT</b> (808 SQ M)

## KEY POINTS

- > Grade A unit
- > Situated in a prime industrial location
- > 7.5m minimum eaves height
- > 12 car parking spaces
- > Neighbouring occupiers include Sure Store, Easy Bathrooms, Howdens and Lidl



## Location

This development completed in 2023 is located on Fishponds Close, just off the junction of Fishponds Road and Molly Millars Lane in the prime industrial district in Wokingham. It benefits from excellent connectivity, situated approximately 0.9 miles to the south west of Wokingham town centre and approximately 2 miles south of Wokingham train Station and the A329M. Junction 10 of the M4 is located approximately 6 miles north.

## Description

Unit 4 is situated to the rear of the development and is accessed via Fishponds Close off Fishponds Road, and benefits from a level access loading door and pedestrian door, with car parking and loading.

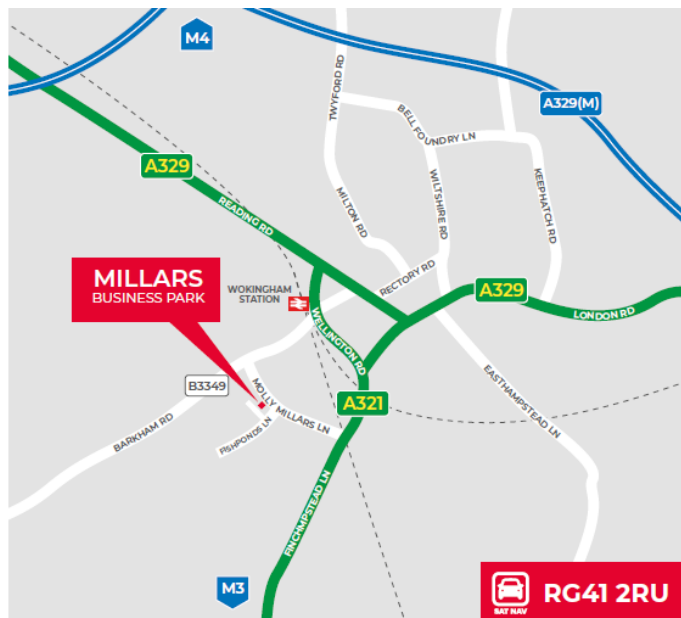
## Specification

- Electric level access loading door
- 7.5m minimum eaves height
- 12 allocated car parking spaces
- Fully fitted first floor offices
- EV charging
- PV roof panels
- WCs on ground & first floor
- Kitchenette

## Accommodation

We understand the Gross External Area (GEA) is as follows;

Unit	sq ft	sq m
Ground Floor Warehouse	7,486	695.5
First Floor Offices	1,212	112.5
<b>Total</b>	<b>8,698</b>	<b>808.0</b>



## Terms

The premises is available by way of a sublease or assignment on a lease expiring 3rd March 2034. Further details available on request. Alternatively, the property may be available by way of new lease direct from the landlord, subject to negotiation.

## Rateable Value

£109,000

## Energy Performance Asset Rating

EPC Rating: A:4

## 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 Agent: Alex Doyle Cushman & Wakefield



Ed Ponting

0118 921 1507  
edponting@haslams.co.uk



Neil Seager

0118 921 1516  
neilseager@haslams.co.uk

