



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 Q4 2025.

5,334 sq ft
(495.54 sq m)

- To be refurbished
- 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 Q4 2025, 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

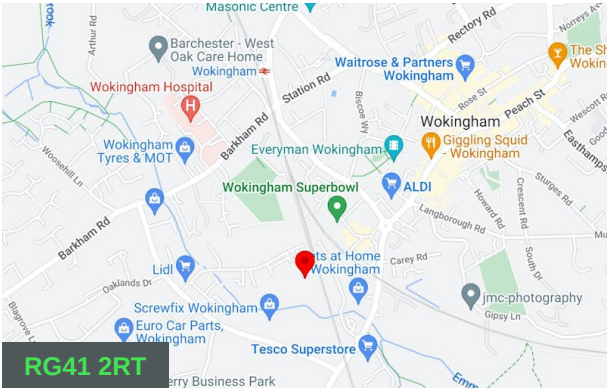
Strictly by appointment via the sole joint agents.

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



Ben Rowe
07841 460 300
ben.rowe@logixproperty.com



John Pocock
07766 072273
john.pocock@logixproperty.com

Will Merrett-Clarke (Hollis Hockley LLP)

Freddie Chandler (Hollis Hockley LLP)

