



## Unit 2

Molly Millars Bridge, Wokingham, RG41 2WY

### Industrial / warehouse unit to let

**11,222 sq ft**  
(1,042.56 sq m)

- 1 roller shutter door
- 5.5m eaves
- 3 phase power
- 8m to apex
- Concrete slab floor
- Demised parking
- Kitchen & W/C's
- 5 miles to M4 J10

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## Summary

<b>Available Size</b>	11,222 sq ft
<b>Rates Payable</b>	£49,672.50 per annum
<b>Rateable Value</b>	£89,500
<b>Service Charge</b>	On application
<b>EPC Rating</b>	C (71)

## Description

The building comprises an end 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, 5.5m eaves, demised parking spaces and offices over ground & first floors. Local occupiers include Screwfix, Enterprise Van Hire, Shurgard Self Storage and Peugeot.

## 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 areas:

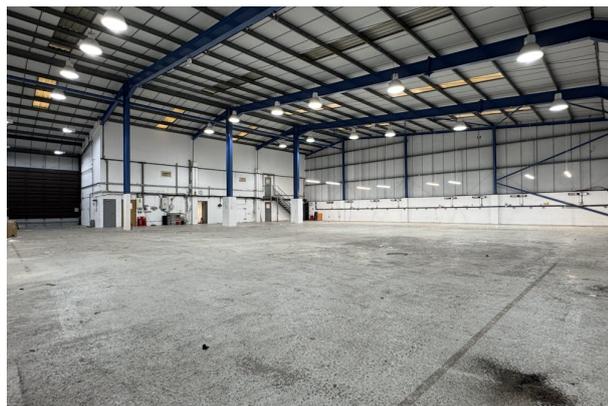
Name	sq ft	sq m
Ground - Warehouse	8,279	769.14
Ground - Offices	1,461	135.73
1st - Offices	1,482	137.68
<b>Total</b>	<b>11,222</b>	<b>1,042.55</b>

## Viewings

Strictly by appointment via the sole joint agents.

## Terms

The property is available by way of an assignment of the existing lease. A new lease maybe available directly from the Landlord. Details available upon request.



## Viewing & Further Information



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