



## UNIT 2 THE BUSINESS CENTRE

Molly Millars Lane Wokingham RG41 2QZ

|               |                                     |
|---------------|-------------------------------------|
| <b>TYPE</b>   | <b>INDUSTRIAL / WAREHOUSE</b>       |
| <b>TENURE</b> | <b>LEASEHOLD</b>                    |
| <b>SIZE</b>   | <b>25,255 SQ FT</b><br>(2,346 SQ M) |

### KEY POINTS

- > Warehouse with ancillary offices
- > 6.14m min. eaves height, rising to 7.5m at apex
- > Three phase power
- > Electric loading doors
- > Large self-contained yard
- > Ample car parking

## Location

The Business Centre is situated on the southern side of Molly Millars Lane and accessed via Eastheath Avenue. Wokingham is a market town approximately 8 miles to the 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 ///boss.gears.fully

## 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 ample car parking.

## Specification

### Ground Floor Warehouse

- Minimum eaves of 6.14m, rising to 7.5m at apex
- Electric loading door 5m (h) x 5.23m (w)
- 3 phase power supply
- Ceiling mounted heater unit
- Double glazing

### First Floor Offices

- Carpeted flooring
- Suspended ceilings
- LED lighting
- Gas central heating to wall mounted radiators
- Perimeter trunking
- Double glazing

## Energy Performance Asset Rating

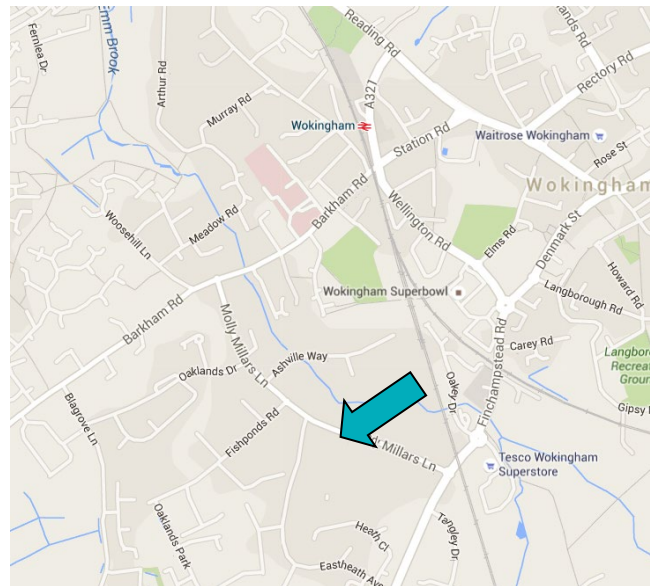
EPC Rating: D:95

## Rateable Value 2026/27

£245,000

## Terms

A new FRI lease is available for a term to be agreed. Rent on application.



## Accommodation

We understand the Gross Internal Areas (GIA) are as follows;

| Floor                         | sq ft         | sq m           |
|-------------------------------|---------------|----------------|
| Warehouse                     | 18,913        | 1,757.0        |
| Covered Loading Area          | 960           | 89.2           |
| Ground Flr Office / Ancillary | 1,396         | 129.7          |
| First Floor Office            | 3,986         | 370.3          |
| <b>Total</b>                  | <b>25,255</b> | <b>2,346.2</b> |

## 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.

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