

# WOKINGHAM

22 The Business Centre,  
RG41 2QY



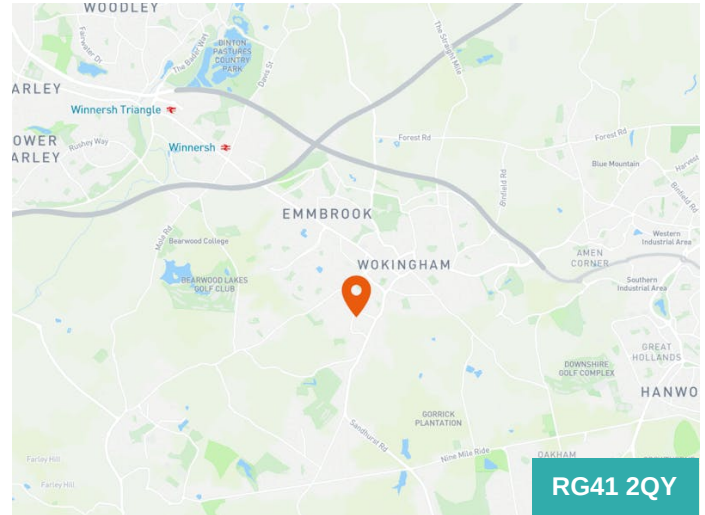
## INDUSTRIAL/LOGISTICS / INDUSTRIAL / WAREHOUSE TO LET

**12,886 SQ FT**

- 5.7m clear internal height, rising to 9.1m to the apex
- 38 on-site car parking spaces
- Self-contained warehouse
- Located in main Wokingham industrial district
- 1.5 miles from Wokingham train station
- 10 min drive to Junction 10 M4

**Self-contained unit - 12,886 sq ft**

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## Summary

|                       |                 |
|-----------------------|-----------------|
| <b>Available Size</b> | 12,886 sq ft    |
| <b>Rent</b>           | £15 per sq ft   |
| <b>Rates Payable</b>  | £4.44 per sq ft |
| <b>Service Charge</b> | N/A             |
| <b>Estate Charge</b>  | £0.66 per sq ft |
| <b>EPC Rating</b>     | C               |

## Description

The unit consists of a two-story steel portal frame building with an aluminium roof. The warehouse space has painted brick walls, metal cladding, epoxy coated concrete floors and warehouse WCs & kitchenette. The remainder of the ground floor is made up of additional office space, entrance lobby and WCs, with the ability to alter the office space to create further undercroft storage.

The first floor consists of office area, WCs and a tea point/kitchenette. Additionally, the unit has 38 car parking spaces and a roller shutter door.

Unit 22 is to be refurbished and will be available from Q3.

## Location

The Business Centre is situated on the southern side of Molly Millars Lane and accessed via Eastheath Avenue. Wokingham is a market town approx 8 miles to the east of Reading and c.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. Wokingham is also well connected by road, being accessible from M4 J10 via A329 (M) and M3 J3.

## Accommodation

The accommodation comprises the following areas:

| Name             | sq ft         | sq m            | Availability |
|------------------|---------------|-----------------|--------------|
| Unit - Warehouse | 12,886        | 1,197.15        | Available    |
| <b>Total</b>     | <b>12,886</b> | <b>1,197.15</b> |              |

## Viewings

Viewings and queries via joint sole agents.

## Terms

Available on a new FRI lease.

## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

## Anti-Money Laundering Regulations

To comply with AML regulations, Vail Williams LLP will undertake ID checks for all successful tenants where legislation requires us to do so.



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