



To Let

Industrial / Warehouse Unit To Let

- Clear internal height – 6.14m, rising 7.5m at apex
- 3 Phase power
- LED lighting to the offices and warehouse
- Two loading doors - 5m (h) x 5.23m (w)
- Covered loading provision
- Dedicated loading yard
- Separate parking area

Unit 2, The Business Centre

Wokingham, RG41 2QY

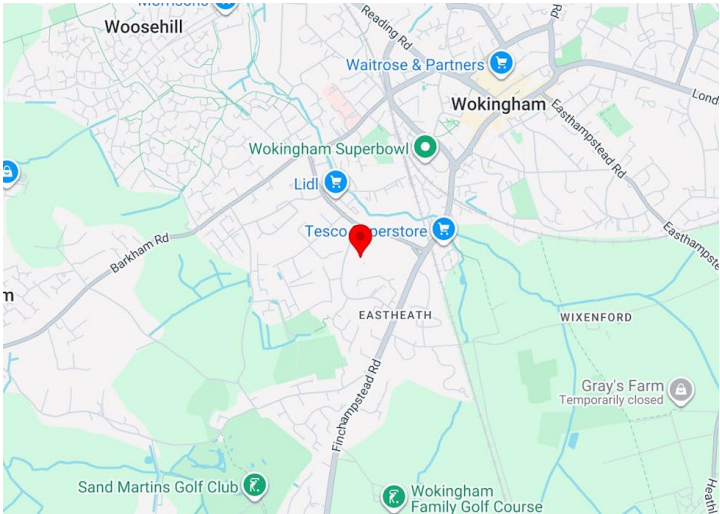
25,255 sq ft

2,346.27 sq m

Reference: #336863

Unit 2, The Business Centre

Wokingham, RG41 2QY



Summary

Available Size	25,255 sq ft / 2,346.27 sq m
Rent	£15.50 per sq ft
Service Charge	N/A
EPC	Upon enquiry

Description

The property comprises a detached industrial unit of part brick and clad elevations under a pitched roof. Its configuration consists of a warehouse with offices fronting Molly Millars Lane. The warehouse benefits from a dedicated loading yard and two loading doors accessible via a covered loading area. The offices present well with a suspending ceilings, LED lighting and comfort cooling/heating provision. Additionally, the premises benefits from a separate parking area to the West Elevation.

Location

Molly Millars Business Centre is situated on the south side of Molly Millars Lane and is accessed via the A321 (Finchampstead Road). It is located approximately 3 miles from the A329(M), providing links to Reading (9 miles east) and Junction 10 of the M4 Motorway. Wokingham Train Station is located 1.5 miles away, providing railway services to Reading and London Waterloo.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Warehouse	19,873	1,846.26
Ground Floor Offices	1,396	129.69
First Floor Offices	3,986	370.31
Total	25,255	2,346.26

Specification

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Terms

Available via a new FRI lease on terms to be agreed

Legals

Each party to bear their own legal costs.

Anti-Money Laundering Regulations

To comply with Anti Money Laundering regulations, JLL will undertake ID checks for all successful purchasers and tenants where legislation requires us to do so

VAT

Rents are quoted exclusive of VAT which may be charged

