

Great opportunity



Unit 5, Millars Brook, Wokingham, RG41 2AD

Modern attractive well located business space. Freehold of the whole building available or to let as a whole or floor by floor.

Available Size 2,088 to 4,157 sq ft / 193.98 to 386.20 sq m

Rates Payable £9 per sq ft for guidance only. Interested parties must verify with Wokingham Borough Council

EPC Rating C (64)

KEY POINTS

- Impressive business park location
- Good on site parking
- Ready fitted to include quality glazed partitioning
- Priced to sell, or available to let

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Location

Millars Brook Park is a well known vibrant Thames Valley regional business district forming part of the attractive Wokingham market town, just around the corner from the railway station, with excellent transport links. The station provides excellent connections to Reading, London Waterloo (change at Feltham for Heathrow), and Gatwick Airport. The area has recently seen various road upgrades to maintain pace with the ever expanding residential catchment, highlighting the excellent situation for housing, business, commerce and leisure opportunities. The A329(M) maintains the primary 9 mile regional spine road, connecting the M4 at Reading/Winnersh through to Bracknell/ Ascot's M3 connection, running in a roughly west to east direction with Wokingham at a central point.

Description

Unit 5 Millars Brook is a modern pavilion style detached business building fronting onto Molly Millars Lane. The first floor offers quality accommodation benefitting from LED lighting, suspended ceilings and air conditioning. The floor is configured with 3 meeting rooms and a kitchen. There are two WCs on the first floor and also lift access. The floor benefits from on site parking.

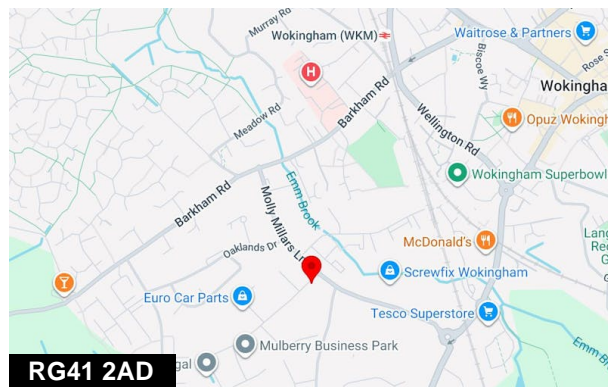
Accommodation

The accommodation comprises the following areas for guidance only with a net internal area of circa 4,157 sq.ft and gross internal of approx 4,596 sq.ft plus good on site parking :

Name	sq ft	sq m	Availability
1st - Fitted office space	2,088	193.98	Available
Ground - Offices / Storage	2,069	192.22	Available
Total	4,157	386.20	

Terms

A new lease is available from the landlord on terms to be agreed. The whole property (4,157 sq.ft.) is also available for sale with a guide price of £895,000. Currently there is a ground floor tenant with an October 2026 lease expiry.



Viewing & Further Information

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Harry Gornall-King (Hicks Baker)

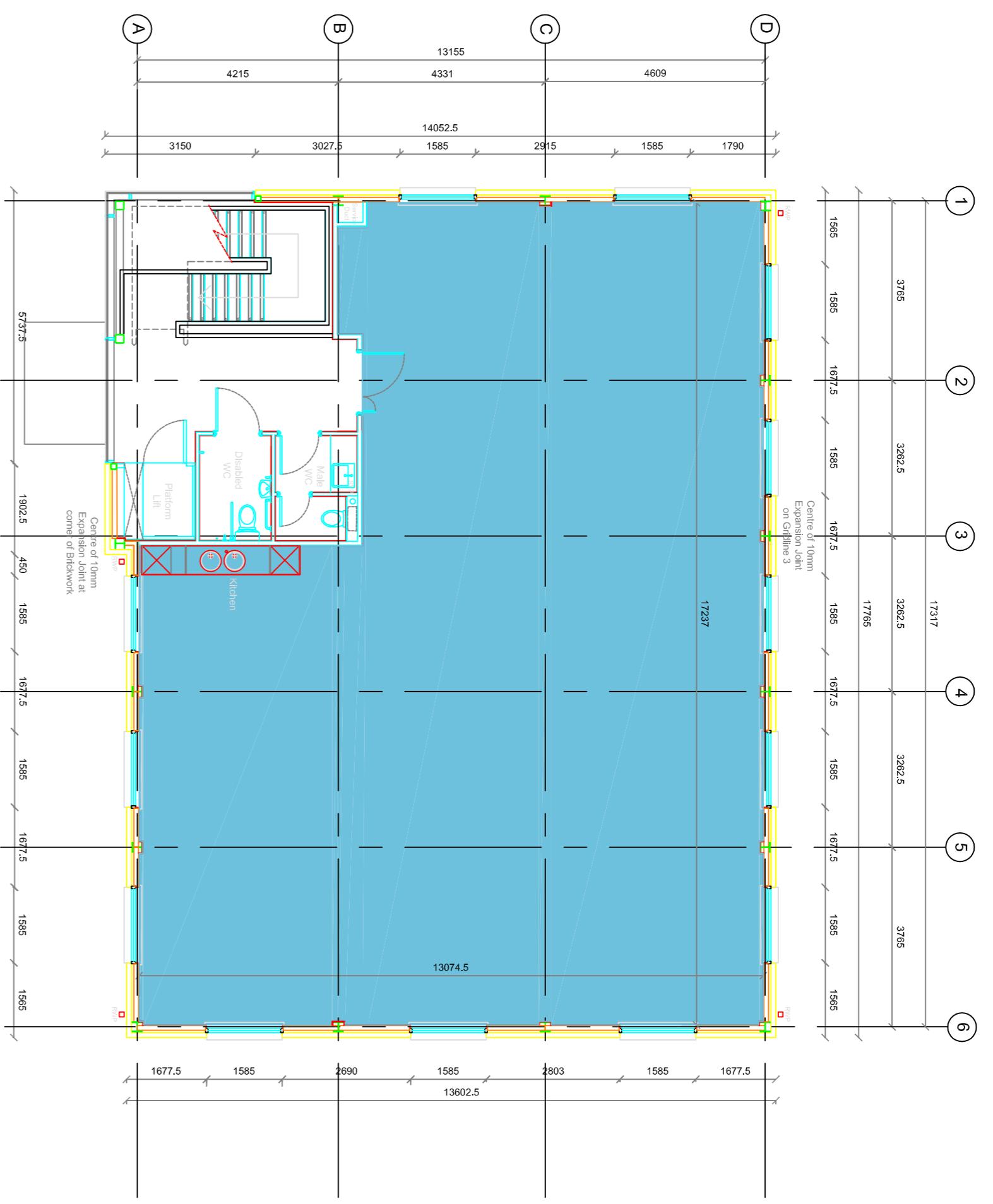
01189557075 | 07738104806
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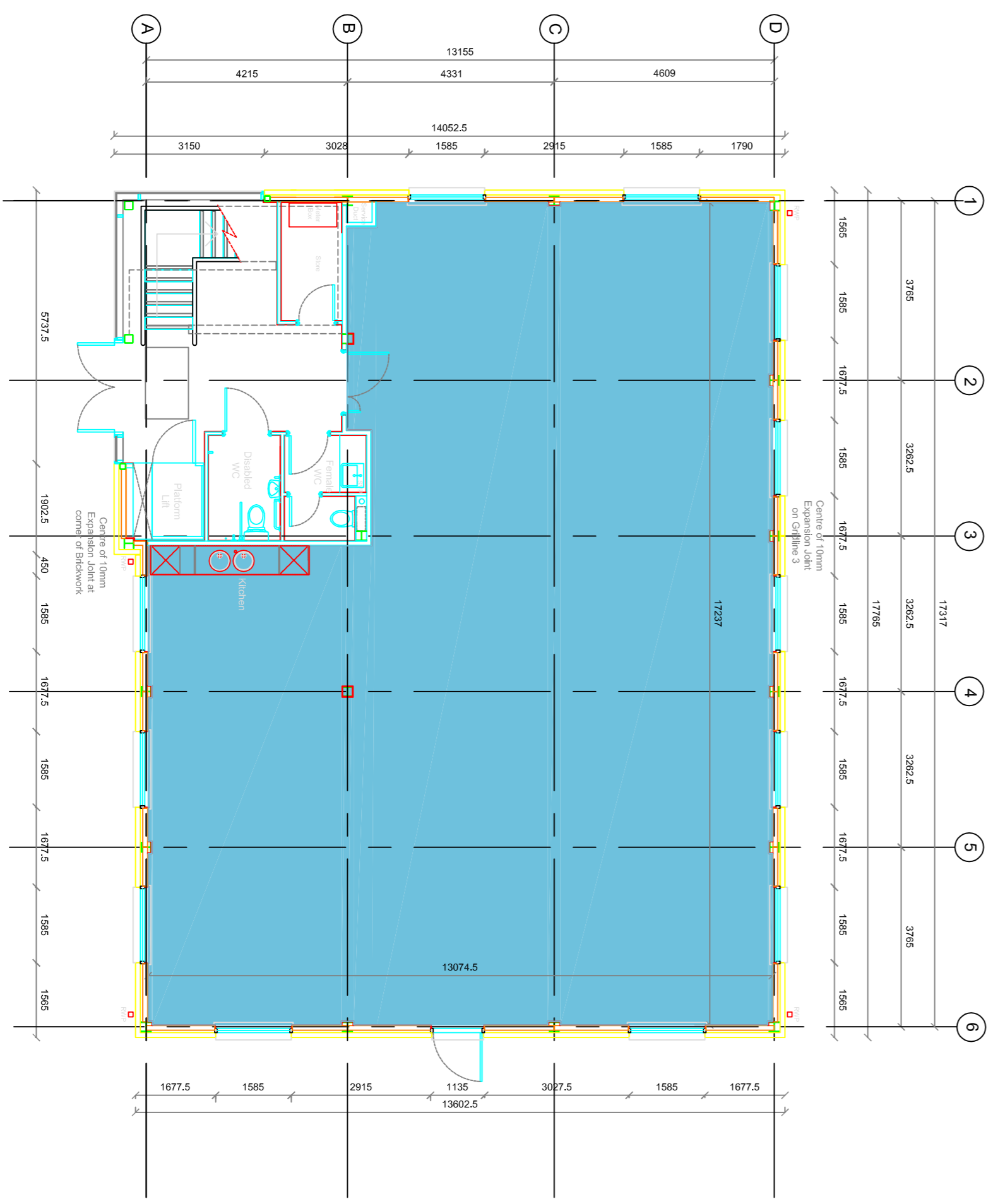
07967 375962
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MISREPRESENTATION ACT 1967: These particulars are for guidance only and do not form part of any contract, nor can their accuracy be guaranteed. FINANCE ACT 1989: Unless otherwise stated, all prices and rents are exclusive of Value Added Tax. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction. SERVICES: The Agents have not tested any of the mechanical, electrical or other service installations, and any occupier must satisfy themselves independently as to the state and condition of such services. Floor areas are approximate and strictly for guidance only. Generated on 07/06/2026

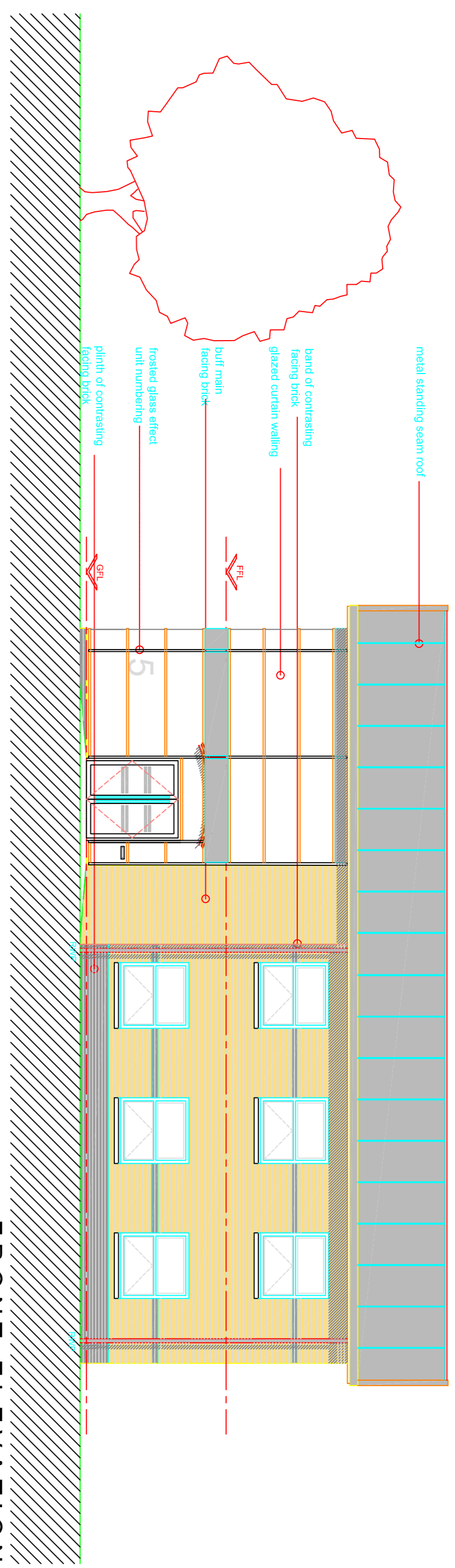
Notes
Do not scale from this drawing. All dimensions to be checked on site prior to construction, and any discrepancies reported to the Architect.



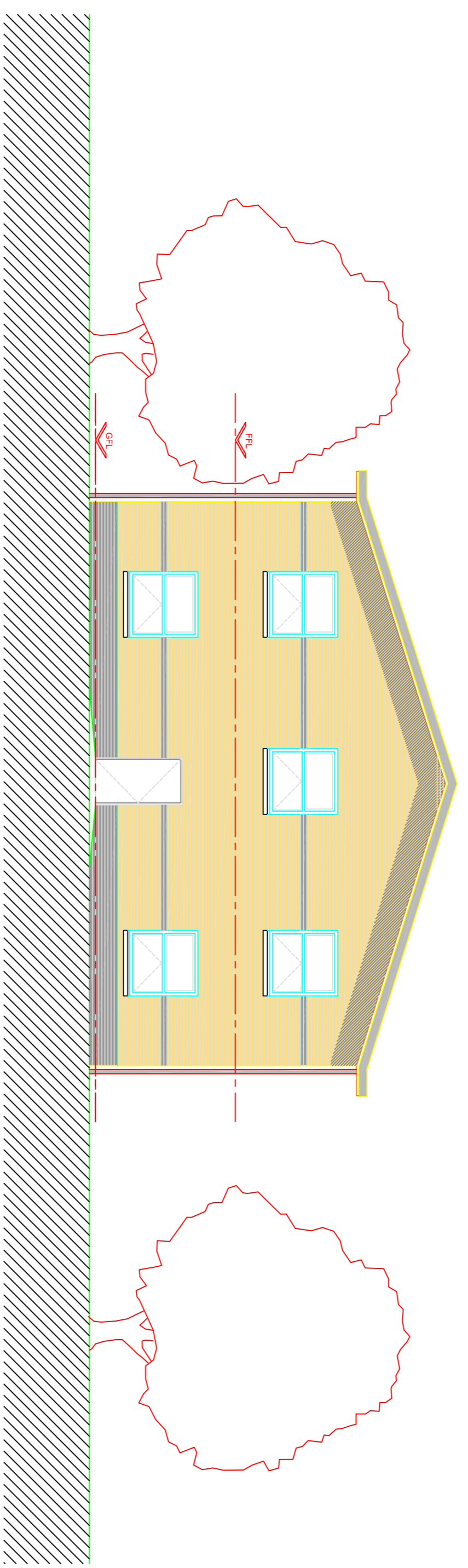
FIRST FLOOR PLAN



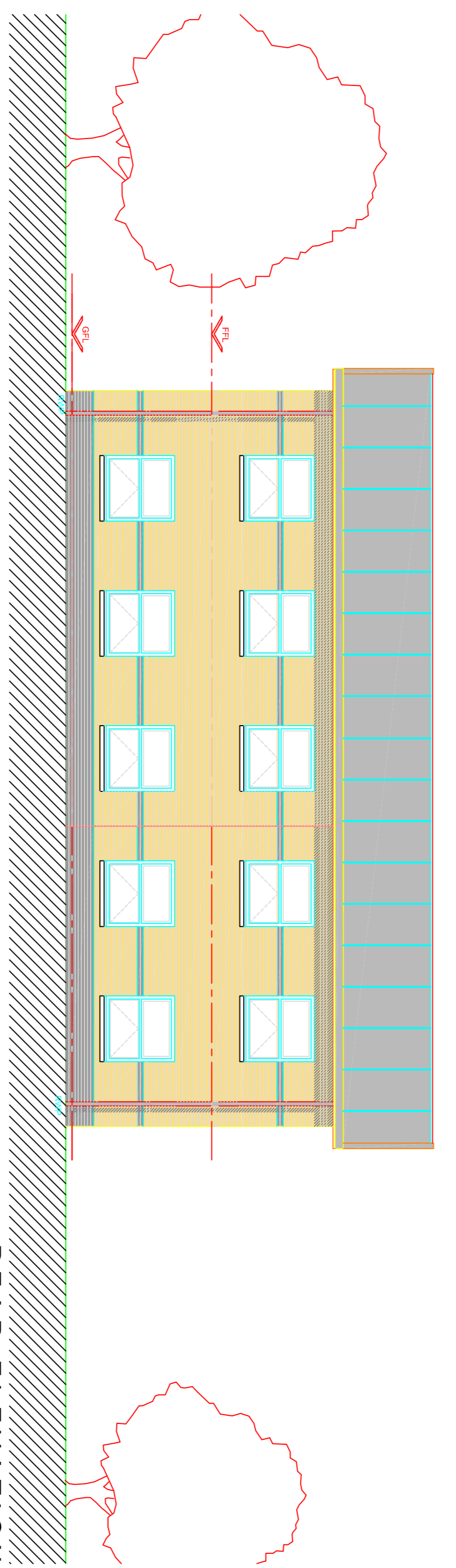
GROUND FLOOR PLAN



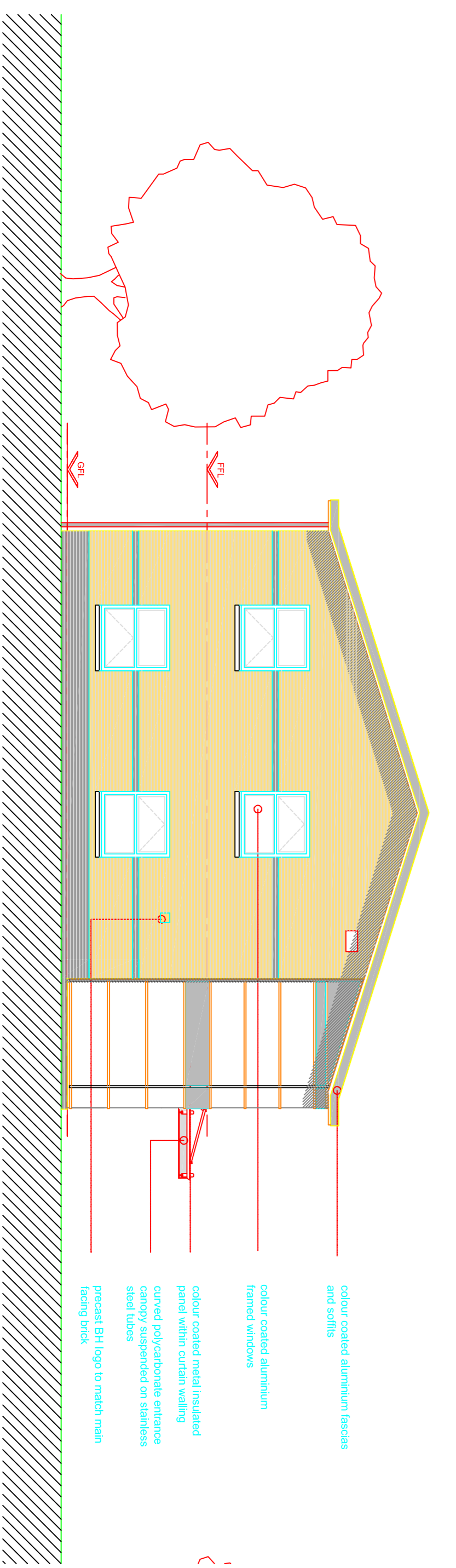
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

SCHEDULE OF APPROXIMATE INTERNAL FLOOR AREAS			
	MINIMUM NET GFA (m ²)	TYPICAL NET GFA (m ²)	GROSS AEA (m ²)
GROUND	2040 (189.5)	2083 (193.5)	2446 (227.25)
FIRST	2033 (188.5)	2074 (192.5)	2446 (227.25)
TOTAL	4073 (378)	4157 (386)	4892 (454.5)

ROOF
Main roof construction: secret fixed built up standing seam system, completed with all edges and flashings, aluminium metal flash, galvanneal steel fascia and soffits, powder coated, colour: RAL 7024.

WATER DISPOSAL
Hidden galvanneal steel lined insulated gutter. Galvanneal steel downpipes with 100mm diameter, 100mm PVC colour coated with weather overflows and gully for all downpipes. Downpipes to be square section (100mm), PVC colour coated with sealed corners. RAL 7024 and sealed access plates 30mm above ground level. Colour: RAL 7024.

WALL FINISHES
WALL FINISHES: 100mm rigid quality facing brickwork, colour buff with mortar to match, with contrasting 102.5mm facing brick pinn and feature brick, colour: dark grey - both to BS 3921 (1985). Designation of absorption <12%. Comprehensive strength >40N/mm² and a water brickwork built stretcher bond and pointed to a neat bucket handle finish. Brickwork concrete sills and top block, colour: buff to match main facing brick.

WINDOWS
Powder coated, thermally broken aluminium framed, factory sealed, clear float, double glazed units with top hung opening lights to comply with BS5375 Parts 1 & 2 and to withstand an exposure rating of 2000. Glazed to be complete with lockable handles, flashings, clips, seals etc and trickle vents, homogeneity to match frame colour. Colour: RAL 7024.

CURTAIN WALLING
BS5375 Parts 1 & 2 and to withstand an exposure rating of 2000. Colour: RAL 7024. Powder coated steel mullion panels integral to curtain walling over all ceiling / structural zones, colour to match frames.

EXTERNAL DOORS
Main entrance doors to be provided integral to curtain walling system, 7024. Doors to be fully weatherstripped and damp proofed with concealed feature pull handles to be satin stainless steel.

LETTERPLATE
Stainless steel letterplate fitted through glazing adjacent to entrance doors, complete with inside try and gassets.

UNIT NUMBERING
Stainless steel and other 'copy unit numbering applied to internal face of glazing adjacent to entrance.

ESCAPE DOORS
RAL 7024. Weather beam, kick plates, emergency panic hardware (glass bar) & signage etc.

ENTRANCE CANOPY
Circular section stainless steel frame canopy cantilevered over main entrance door, with suspended polycarbonate sheet to extend beyond entrance door.

Level	Level	Level	Level
E	Levels Omitted From Elevations	27.0207	M
D	Levels Omitted	18.1036	SW
C	Chasing Unfilled	05.0106	SW
B	Levels Omitted	05.0106	SW
A	Ground levels added	14.1265	

CONSTRUCTION

**BUSINESS HOMES
MOLLY MILLARS LANE
WOKINGHAM**

**BUILDING 5
4000 SQFT UNIT
PLANS & ELEVATIONS**

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Date: _____ Author: _____ Checked: _____
Scale: 1:100 @ A1
CAD File Ref: _____
Project No: _____ Drawing No: **05075 (2-)**03
Rev: **E**