



**HASLAM'S**  
CHARTERED SURVEYORS

NEW INSTRUCTION

**TO LET**



# 720 MILLARS BUSINESS PARK

Molly Millars Lane Wokingham RG41 2RU

<b>TYPE</b>	<b>RETAIL WAREHOUSE</b>
<b>TENURE</b>	<b>LEASEHOLD</b>
<b>SIZE</b>	<b>13,384 SQ FT</b> (1,243 SQ M)

## KEY POINTS

- > Two double concertina loading doors
- > Three phase power
- > Secure private rear yard
- > 15 car parking spaces



## Location

The property is situated approximately 0.9 miles to the south west of Wokingham town centre on the south side of Molly Millars Lane. Molly Millars Lane is arguably the prime industrial district in Wokingham and has excellent vehicular access with roads suitable for HGVs. The property is located approximately 2 miles south of Wokingham Train Station and the A329M. Junction 10 of the M4 is located approximately 6 miles north.

## Description

The unit is a self contained warehouse of portal frame construction with brick and blockwork infill with insulated, corrugated, asbestos roof with roof lights. Internally the property benefits from a kitchen area and ground and first floor mezzanine offices.

## Accommodation

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

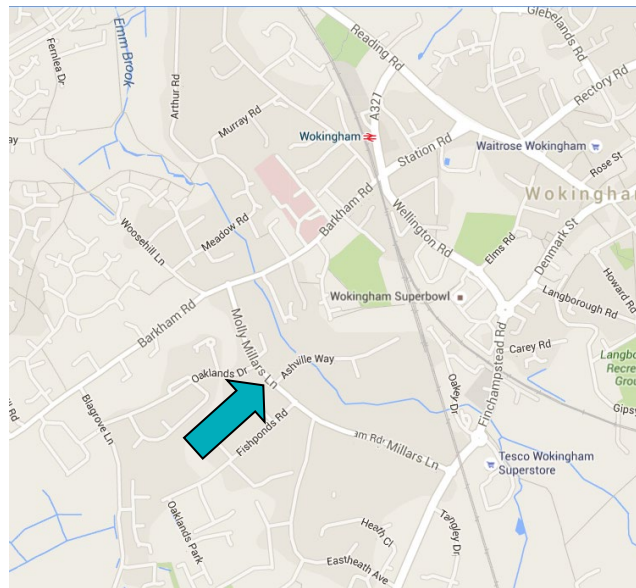
Accommodation	sq ft	sq m
Office / Showroom	8,684	806.7
Warehouse	2,906	270.0
First Floor Office / Showroom	1,794	166.6
<b>Total</b>	<b>13,384</b>	<b>1,243.3</b>

## Business Rates

The Rateable Value for this property is £92,000.

## Energy Performance Asset Rating

EPC Rating: D:84



## Amenities

The property benefits from the following amenities;

- Suspended ceilings
- Flush florescent and spot lighting
- Carpeting throughout
- Fire and intruder alarms
- Gas central heating
- Private secure yard at rear
- HGV loading bay
- 15 car parking spaces plus disabled bay at front
- Male and Female WC's

## Terms

The premises are available by way of a new lease on terms to be agreed.

Rent on application.

## Viewing & Further Information

Please contact the joint sole agents for further information or an appointment to view.



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