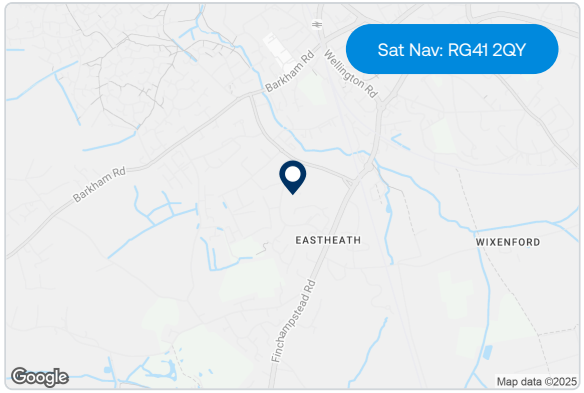
Mileway

The Business Centre

Molly Millars Lane, Wokingham, RG41 2QZ

Warehouse | 12,886 ft^2

- Self-contained industrial unit
- 1st floor office accommodation
- 5.7 m minimum eaves height
- Three-phase electricity
- To be refurbished



Description

The unit is newly renovated, consisting 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.

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. Wokingham is also well connected by road, being accessible from M4 J10 via the A329(M) and M3 J3.

Further information

EPC
C

Rent
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

Terms
Available on new full repairing and insuring leases.

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

Book a viewing

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Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
U22	Warehouse	12,886	Immediately	18,000
Total		12,886		

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is quoted exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly

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