

**FINAL
2 UNITS
REMAINING**

NEW BUILD UNITS 4,692 - 10,132 ft²



WELL ESTABLISHED
LOCATION



MIN. 6M
EAVES HEIGHT



EV CHARGING
POINTS



www.ipif.com/millars

INDUSTRIAL/BUSINESS UNITS TO LET

MILLARS BUSINESS PARK
FISHPONDS CLOSE, WOKINGHAM, RG41 2TZ





EV CHARGING POINTS



PV ROOF PANELS



EPC RATING A-1-2



ALLOCATED CAR PARKING



MIN. 6M EAVES HEIGHT



ELECTRIC ROLLER SHUTTERS



FIRST FLOOR OFFICES

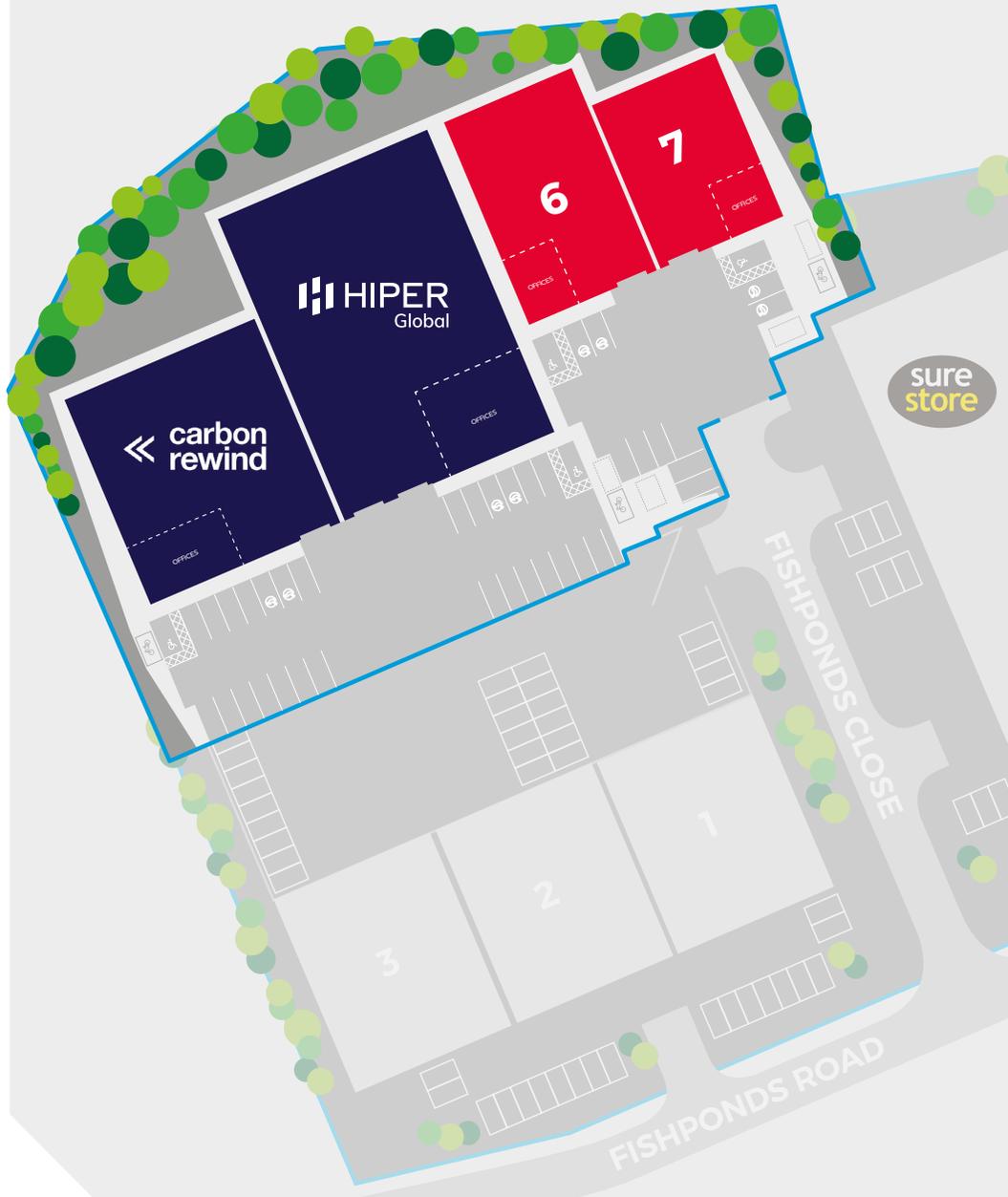


KITCHEN FACILITIES



DESCRIPTION

A new development of 4 Grade A industrial/warehouse units across two terraces. Capable of being taken individually or combined, units 6-7 benefit from a minimum 6m eaves height. Both units benefit from an electric level access loading door, fully-fitted first floor offices, allocated car parking with EV charging and PV roof panels.



ACCOMMODATION

Available accommodation comprises the following gross external areas (GEA):

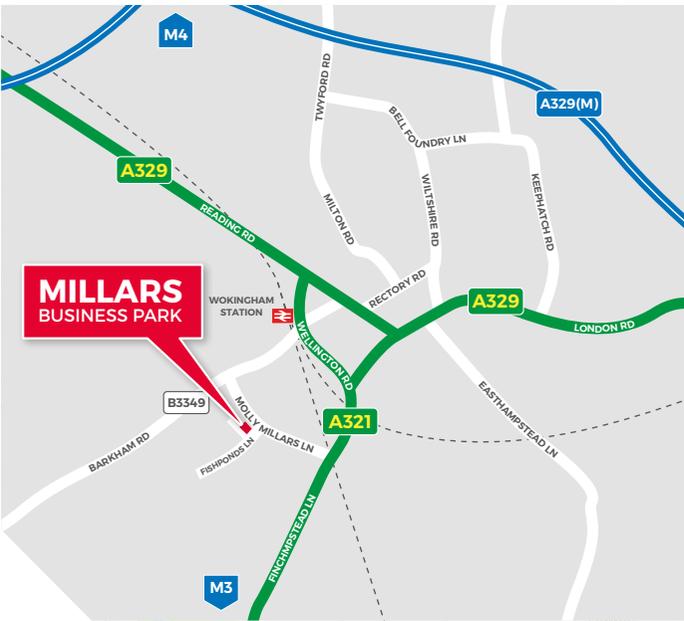
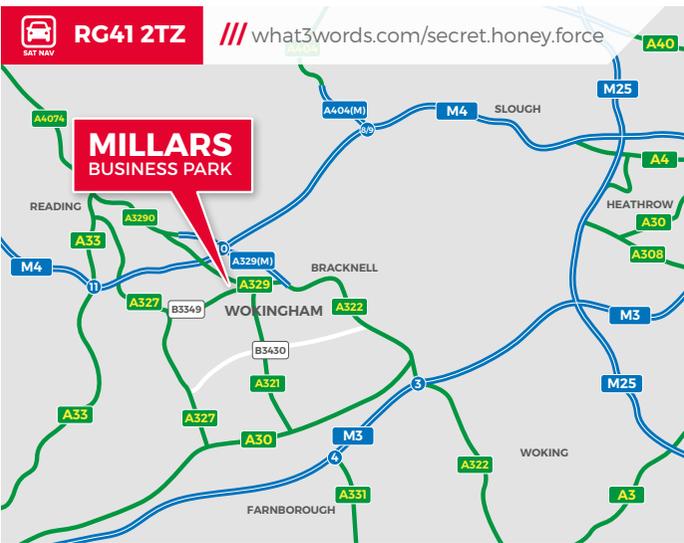
UNIT 4	FT ²	M ²	Car Parking
Ground Floor Warehouse	LET	695.5	12 spaces
First Floor Offices		112.5	EPC
TOTAL	8,698	808	A - 4

UNIT 5	FT ²	M ²	Car Parking
Ground Floor Warehouse	LET	1,144.5	17 spaces
First Floor Offices		138.3	EPC
TOTAL	13,808	1,282.8	A - 5

UNIT 6	FT ²	M ²	Car Parking
Ground Floor Warehouse	4,712	437.8	6 spaces
First Floor Offices	728	67.6	EPC
TOTAL	5,440	505.4	A - 2

UNIT 7	FT ²	M ²	Car Parking
Ground Floor Warehouse	4,016	373.1	5 spaces
First Floor Offices	676	62.8	EPC
TOTAL	4,692	435.9	A - 1

Unit 6 & 7 Combined	10,132	941.3	
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LOCATION

This brand new development is located on Fishponds Close, just off the junction of Fishponds Road and Molly Millars Lane in the prime industrial district in Wokingham. It benefits from excellent connectivity, situated approximately 0.9 miles to the south west of Wokingham town centre and approximately 2 miles south of Wokingham train Station and the A329M. Junction 10 of the M4 is located approximately 6 miles north.

DRIVE TIMES

WOKINGHAM TRAIN STATION	0.7 miles
A329(M)	3.1 miles
M4	6.0 miles
READING	10.5 miles
HEATHROW AIRPORT	22.8 miles
LONDON	41.3 miles

LEASE TERMS

The units are available on new full repairing and insuring leases.



BUSINESS RATES

Available upon request.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

ENERGY PERFORMANCE RATING

Each unit is rated in the highest EPC band as follows:

Unit 6: A - 2

Unit 7: A - 1

Copies of the EPCs are available on request.

On behalf of the landlord

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