hicks baker
commercial property

To Let / For Sale



Unit 5 Millars Brook

Molly Millars Lane, Wokingham, RG41 2AD

Modern well located office TO LET in Wokingham. Freehold also available.

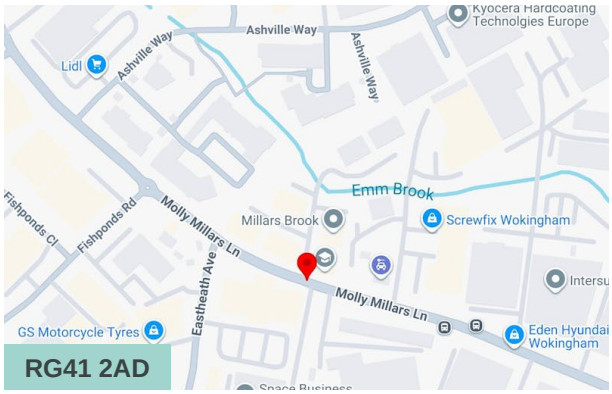
2,088 to 4,157 sq ft
(193.98 to 386.20 sq m)

- Good quality modern office space
- LED Lighting
- Air conditioning
- 6 demised parking spaces per floor
- The freehold is available for purchase

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Summary

Available Size	2,088 to 4,157 sq ft
Rent	£18.50 per sq ft
Price	£895,000
Rates Payable	£8.64 per sq ft Based on 2016 List
Rateable Value	£41,750
Service Charge	TBC
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (64)







Description

Unit 5 Millars Brook is a modern self contained office building on Molly Millars Lane. The first floor suite offers good quality office accommodation benefitting from LED lighting, suspended ceilings and air conditioning. The available space is currently configured with 3 meeting rooms and partitioned kitchen. There are two WCs on the first floor and also lift access. The unit benefits from 6 demised car parking spaces. Freehold interest in the whole unit will also be considered. The ground floor is currently let but could be available from October 2026. Further details can be provided upon application.

Location

Millars Brook Business Park is strategically located in Wokingham and offers superb transport links. The park is just a short walk/drive from Wokingham town centre, providing easy access to local amenities such as restaurants, cafés, and retail outlets. Wokingham Railway Station is less than 2 miles away, offering direct train services to Reading and London. The site also benefits from proximity to the M4 and M3 motorways, connecting it to key business hubs across the Thames Valley.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - First	2,088	193.98	Available
Unit - Ground	2,069	192.22	Available
Unit	4,157	386.20	Available

Viewings

Strictly by prior arrangement with the sole agents.

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. The property is for sale with a Guide Price of £895,000. There is a tenant in the ground floor currently. The current lease expires in October 2026. Information on the passing rent can be provided upon application.

Viewing & Further Information



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