To Let / For Sale

Industrial / Warehouse Unit
To Let

- Clear internal height – 6.14m, rising 7.5m at apex
- 3 Phase power
- LED lighting to the offices and warehouse
- Two loading doors - 5m (h) x 5.23m (w)
- Covered loading provision
- Dedicated loading yard
- Separate parking area

Unit 2, The Business Centre

Wokingham, RG41 2QY

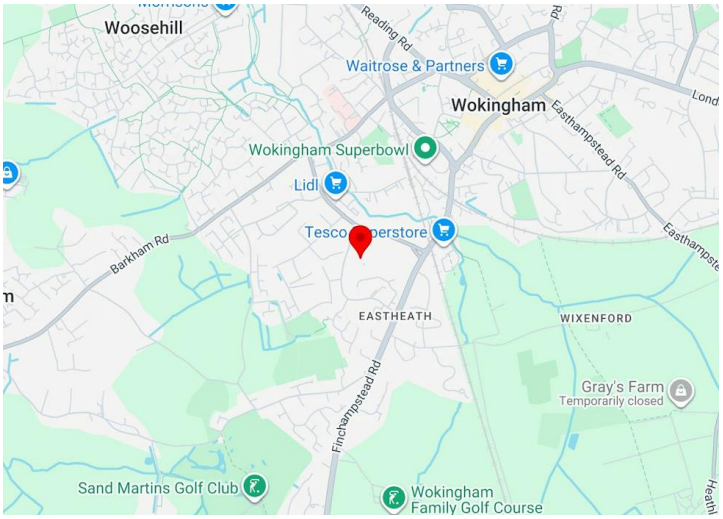
25,255 sq ft

2,346.27 sq m

Reference: #336863

Unit 2, The Business Centre

Wokingham, RG41 2QY



Summary

Available Size	25,255 sq ft / 2,346.27 sq m
Rent	£15.50 per sq ft
Service Charge	N/A
EPC	Upon enquiry

Description

The property comprises a detached industrial unit of part brick and clad elevations under a pitched roof. Its configuration consists of a warehouse with offices fronting Molly Millars Lane. The warehouse benefits from a dedicated loading yard and two loading doors accessible via a covered loading area. The offices present well with a suspending ceilings, LED lighting and comfort cooling/heating provision. Additionally, the premises benefits from a separate parking area to the West Elevation.

Location

Molly Millars Business Centre is situated on the south side of Molly Millars Lane and is accessed via the A321 (Finchampstead Road). It is located approximately 3 miles from the A329(M), providing links to Reading (9 miles east) and Junction 10 of the M4 Motorway. Wokingham Train Station is located 1.5 miles away, providing railway services to Reading and London Waterloo.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Warehouse	19,873	1,846.26
Ground Floor Offices	1,396	129.69
First Floor Offices	3,986	370.31
Total	**25,255**	**2,346.26**

Specification

- Clear internal height – 6.14m, rising 7.5m at apex
- 3 Phase Power
- LED lighting to the offices and warehouse
- Two loading doors - 5m (h) x 5.23m (w)
- Covered loading provision
- Dedicated loading yard
- Separate parking area

Terms

Available via a new FRI lease on terms to be agreed

Legals

Each party to bear their own legal costs.

Anti-Money Laundering Regulations

To comply with Anti Money Laundering regulations, JLL will undertake ID checks for all successful purchasers and tenants where legislation requires us to do so

VAT

Rents are quoted exclusive of VAT which may be charged

JLL for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. no person in the employment of JLL has any authority to make or give any representation or warranty whatever in relation to the property; d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. For properties in Scotland: e. This correspondence is expressly subject to completion of formal legal missives in accordance with Scots Law. Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 and Proceeds of Crime Act 2002 Jones Lang LaSalle may be required to establish the identity and source of funds of all parties to property transactions. © 2023 Jones Lang LaSalle IP, Inc. Jones Lang LaSalle Limited, Registered in England and Wales Number 1188567 Registered office: 30 Warwick Street London W1B 5NH. Generated by AgentsInsight / Generated on 08/10/2026