

# The Business Centre

Molly Millars Lane, Wokingham, RG41 2QZ





#### 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.

Unit 22 is to be refurbished and will be available from Q3.

#### 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

#### **EPC**

The unit has an EPC rating of C (67).

#### Terms

Available on a new full repairing and insuring lease.

### VAT

VAT will be payable where applicable.

#### **Legal Costs**

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

# Viewing / Further Information

Please contact:

Mileway
Daniel Roberts
southeast@mileway.com
0203 991 3516

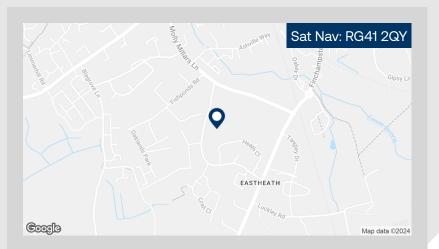
Haslams Surveyors

Ed Ponting edponting@haslams.co.uk 0118 921 1507 Haslams Surveyors Alec White alecwhite@haslams.co.uk 0118 921 1514

Vail Williams Andrew Ballie ABaille@vailwilliams.com 0750 223 3770

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (oblicitably with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.







# Accommodation:

Unit	Property Type	Size (sq ft)	Availability
U19	Warehouse	17,572	Immediately
U22	Warehouse	12,886	07/07/2025
Total		30,458	

