

**Mileway**

# The Business Centre Wokingham

Available to Let  
Warehouse  
12,886 - 30,458 sq ft

Self-contained industrial unit

1st floor office accommodation

5.7 m minimum eaves height

Three-phase electricity

To be refurbished



# 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

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 (collectively 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 contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.

[mileway.com](https://mileway.com)

## EPC

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

## Terms

Available on a new full repairing and insuring lease.

## Viewing / Further Information

Please contact:

**Mileway**  
**Daniel Roberts**  
[southeast@mileway.com](mailto:southeast@mileway.com)  
0203 991 3516

**Haslams Surveyors**  
**Ed Ponting**  
[edponting@haslams.co.uk](mailto:edponting@haslams.co.uk)  
0118 921 1507

## VAT

VAT will be payable where applicable.

## Legal Costs

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

**Haslams Surveyors**  
**Alec White**  
[alecwhite@haslams.co.uk](mailto:alecwhite@haslams.co.uk)  
0118 921 1514

**Vail Williams**  
**Andrew Ballie**  
[ABaille@vailwilliams.com](mailto:ABaille@vailwilliams.com)  
0750 223 3770



## Accommodation:

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

**Mileway**