

The Business Centre

Molly Millars Lane, Wokingham, RG41 2QZ

Warehouse | 12,886 ft²



Self-contained industrial unit



1st floor office accommodation



5.7 m minimum eaves height



Three-phase electricity

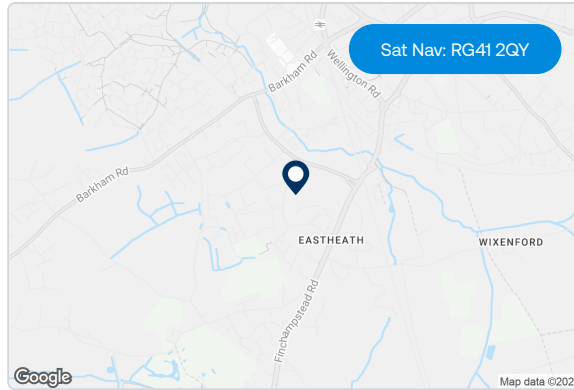


To be refurbished

Available to Let



LastMileFirst | mileway.com



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.

Further information

EPC
C Available on new full repairing and insuring leases.

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

[Book a viewing](#)

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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.



Accommodation:

Unit	Property Type	Size (sq ft)	Availability
U22	Warehouse	12,886	Immediately
Total		12,886	

Mileway