

# UNIT C TO LET

## 5,937 ft<sup>2</sup> (551 m<sup>2</sup>)



LAST UNIT  
REMAINING



PROMINENT  
LOCATION



IDEAL FOR  
TRADE COUNTER



Rear Yard

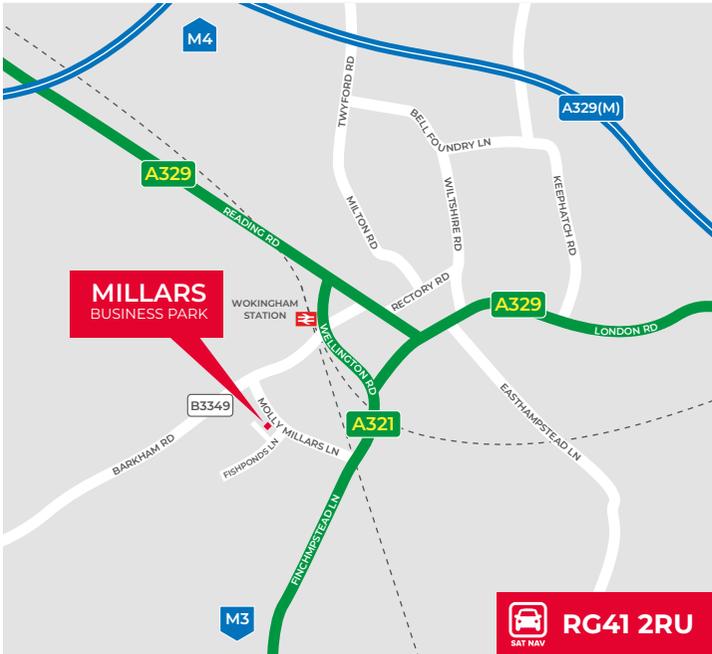


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PROMINENT TRADE COUNTER / WAREHOUSE UNIT TO LET

**MILLARS** BUSINESS PARK  
MOLLY MILLARS LANE, WOKINGHAM, RG41 2RU





### LOCATION

The property is situated approximately 0.9 miles to the south west of Wokingham town centre on the south side of Molly Millars Lane. Molly Millars Lane is the prime industrial district in Wokingham and has excellent vehicular access with roads suitable for HGVs. The property is located approximately 2 miles south of Wokingham train Station and the A329M. Junction 10 of the M4 is located approximately 6 miles north.

### DESCRIPTION

The terrace comprises a self-storage unit and 2 trade counter units. The terrace front Molly Millars Lane adjacent to a Lidl supermarket, with car parking and loading accessed via Fishpond Road.

### SPECIFICATION

- Brand new unit
- Prominent trade counter location
- 5.15 m eaves height
- Allocated car parking
- Internal repair liability
- Fibre optic cabling
- Ducting provision in place for EV charging points
- Electrically operated level access loading doors to front and rear
- 11 car parking spaces

### ACCOMMODATION

	FT <sup>2</sup>	M <sup>2</sup>
<b>UNIT C</b>	<b>5,937</b>	<b>551</b>

All areas are approximate on GEA basis

### LEASE TERMS

The units are available on new full repairing and insuring leases.

### BUSINESS RATES

Available upon request.

### SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

### LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

### VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

### ENERGY PERFORMANCE RATING

EPC = A-25



On behalf of the Landlord



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