

WAREHOUSE / INDUSTRIAL / TRADE COUNTER UNIT - TO LET



16,335sq.ft. (1,517sq.m) approx G.I.A.

Unit 3 Friarsgate

Molly Millars Lane

Wokingham

Berks

RG41 2RT

**PREVIOUS TRADE COUNTER / BUILDERS MERCHANT WITH
SECURE GATED YARD**

kemptoncarr.co.uk | Reading Office 0118 4026893



Location

Unit 3 Friarsgate is situated on Molly Millars Lane.

Wokingham is situated just off the A329(M), with links to the wider road network, to include the M4 and M3, leading onto London, Heathrow Airport and Southampton.

Wokingham train station is within close proximity, providing access to London Paddington & Reading.

Description

A modern industrial / warehousing unit with metal profile and brick elevations. The unit can be found within a gated and secure compound laid to hard standing, with car parking. The unit benefits from 2 loading doors, with warehouse / trade-counter accommodation at ground floor level. At first floor level staff break out and offices can be found.

The warehouse benefits from 7m eaves minimum clear height.

Accommodation

	Sq.Ft.	Sq.M
Ground floor warehouse and Ancillary	14,708	1,366
Industrial unit First floor	1,627	151
Total	16,335	1,517

Approx Gross Internal Area



Terms

Rent: POA

The unit is available by way of sublease (for a term not to exceed the overriding break / lease) or assignment. It may also be possible to agree a new lease direct from the landlord.

The overriding lease commenced 2018 to expire 7th June 2033 and is drafted on a full repairing and insuring basis. There is a tenant only break clause 8th June 2028, subject to six months prior written notice having been served in accordance with the terms of the lease.

Legal Costs/VAT

Each party to bear their own legal costs. VAT is chargeable on this transaction.

Business Rates

The billing authority is Wokingham Borough Council.

Rateable value: £172,000

We suggest the amount, and actual rates payable are verified by contacting the ratings officer at the billing authority directly.

Viewing

Viewings are strictly by appointment via sole agents Kempton Carr Croft

EPC

C-56



Viewing and further information

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PROPERTY CONSULTANTS