

Wokingham - 6 Millars Brook, Berkshire RG41 2AD
Freehold Office Building with Parking Investment



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



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Freehold Office Building with Parking Investment



Investment Consideration:

- Purchase Price: £900,000
- Rental Income: £27,960 p.a.
- ERV: £125,000 p.a. GIA: 13.89%
- VAT is applicable to this property
- Purpose-built detached office building arranged as a large self-contained unit at ground floor and 5 office units at first floor
- Total NIA: 386 sq m (4,162 sq ft)
- Property benefits from 12 parking spaces, communal reception and cooling system
- Additional 10 parking spaces available to let for prospective tenants, subject to negotiation
- Conveniently located within short walk to local retailers such as Tesco Superstore, Lidl and Wokingham Town Centre.



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Tenancies & Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
Large Office (Ground Floor)	Self-Contained Office: 193 sq m (2,081 sq ft)	Vacant		ERV: £62,840	
Office Unit 1 (First Floor)	Office Unit: 10 sq m (111 sq ft)	Solar Energy Results Ltd	5 Months from 12 February 2024	£4,440	Note 1: License agreement Note 2: Deposit held of £320 Note 3: Tenant pays £320pcm for the office unit and £50pcm for 1 parking space
Office Unit 2 (First Floor)	Office Unit 2: 20 sq m (219 sq ft)	Care at Home Ltd	6 Months from 1 May 2024	£19,200	Note 1: License agreement Note 2: Deposit held of £1,600 Note 3: 3 parking spaces included in the lease
Office Unit 5 (First Floor)	Office Unit 5: 43 sq m (462 sq ft)				
Office Unit 3 (First Floor)	Office Unit: 9 sq m (99 sq ft)	Solomon Security and Event Solutions Ltd	5 Months from 12 February 2024	£4,320	Note 1: License agreement Note 2: Deposit held of £310 Note 3: Tenant pays £310pcm for the office unit and £50pcm for 1 parking space
Office Unit 4 (First Floor)	Office Unit: 66 sq m (710 sq ft)	Vacant		ERV: £30,000	
Parking	7 available parking spaces			ERV: £4,200	
Total				£27,960	
ERV				£125,000	

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Property Description:

Purpose-built detached office building arranged as a large self-contained unit at ground floor and 5 office units at first floor, with benefit of communal reception and 12 parking spaces. The property benefits from suspended ceilings, raised floors, cooling system, kitchenette, reception and break out area and provides the following accommodation and dimensions:

Ground Floor: Communal lobby and reception

Ground Floor Office: 193 sq m (2,081 sq ft)
Open plan office, kitchen, WC, 6 parking spaces

First Floor: 5 Office Units

Unit 1: 10 sq m (111 sq ft)
Unit 2: 20 sq m (219 sq ft)
Unit 3: 9 sq m (99 sq ft)
Unit 4: 66 sq m (710 sq ft)
Unit 5: 43 sq m (462 sq ft)
6 parking spaces



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Tenancy:

Ground Floor Large Office is at present vacant. ERV: £62,840 p.a.

First Floor Unit 1 is at present let on License Agreement to Solar Energy Results Ltd for a term of 5 Months from 12th February 2024 at a current rent of £4,440* p.a. Deposit held of £320.

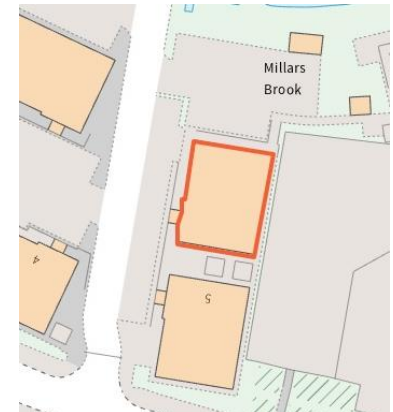
*Tenant pays £320 pcm for the office unit and £50 pcm for 1 parking space.

First Floor Units 2 & 5 are at present let on License Agreement to Care at Home Ltd for a term of 6 Months from 1st May 2024 at a current rent of £19,200 p.a. Deposit held of £1,600. Lease includes 3 parking spaces.

First Floor Unit 3 is at present let on License Agreement to Solomon Security and Event Solutions Ltd for a term of 5 Months from 12th February 2024 at a current rent of £4,320* p.a. Deposit held of £310.

*Tenant pays £310 pcm for the office unit and £50 pcm for 1 parking space.

First Floor Unit 4 is at present vacant. ERV: £30,000 p.a.
7 available parking spaces. ERV: £4,200 p.a.



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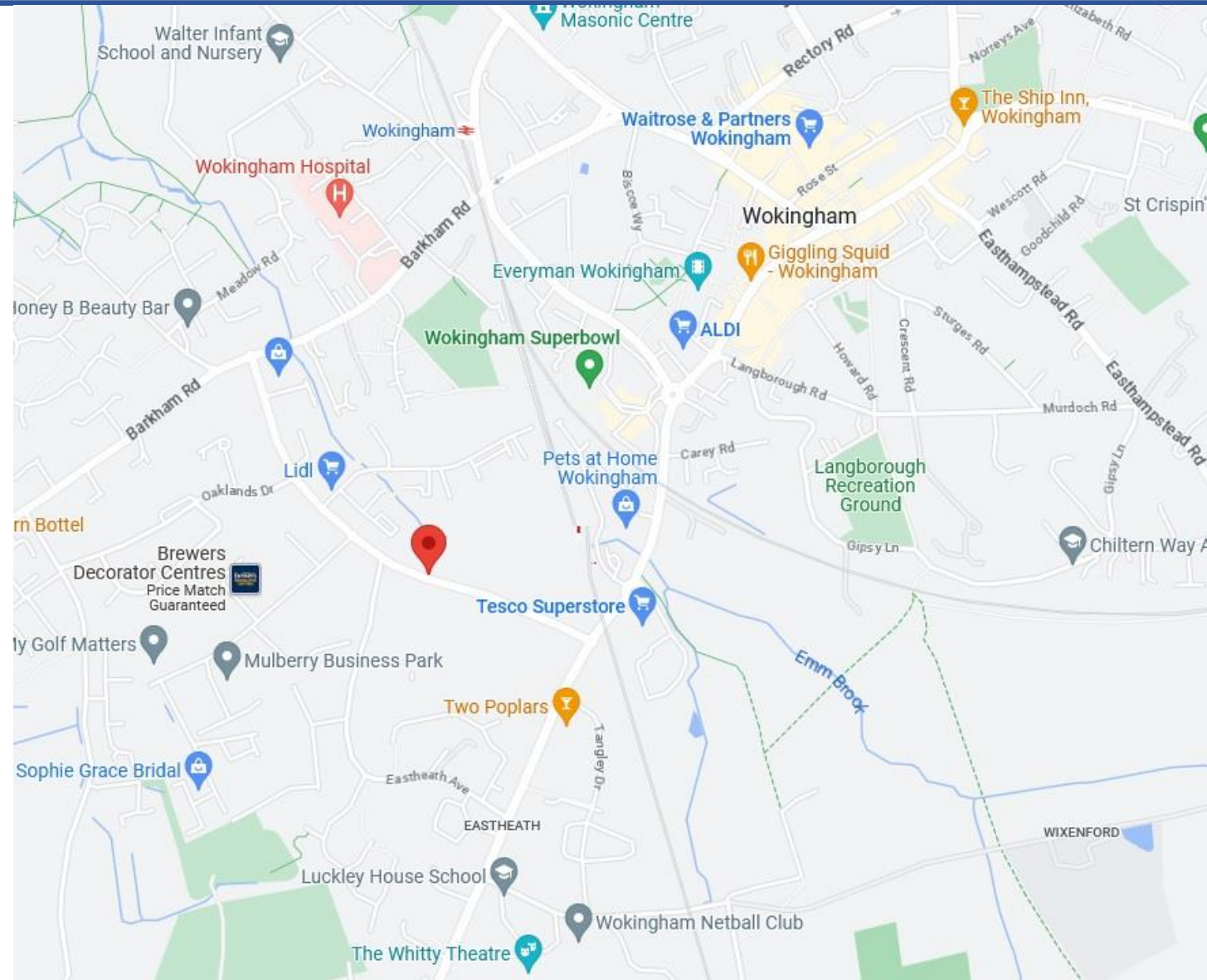
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Location:

Wokingham is located immediately to the south of J10 of the M4 motorway, and the A329(M). Bracknell is located 5 miles east and Reading 10 miles west. Wokingham Rail Station is just over half a mile away, offering direct trains to London Waterloo and Reading. The property is conveniently located within short walk to local retailers such as Tesco Superstore, Lidl and Wokingham Town Centre.



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Contacts:

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BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

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