

**Matthew Pellereau**

Commercial Property Consultants

Tel: 01276 601791 E-mail [matthew@matthewpellereau.co.uk](mailto:matthew@matthewpellereau.co.uk)  
[www.matthewpellereau.co.uk](http://www.matthewpellereau.co.uk)

Ref: I/2009

**UNIT 2 FRIARSGATE, MOLLY MILLARS LANE  
WOKINGHAM, RG41 2RT.**

**A MODERN INDUSTRIAL/WAREHOUSE  
WITH ANCILLARY OFFICES,  
EXTENSIVE CAR PARKING AND SECURE  
OPEN STORAGE**

**9,701 ft<sup>2</sup> (901.25 m<sup>2</sup>)  
PLANNING FOR B2, B8 AND E CLASS USES**

**FOR SALE FREEHOLD  
WITH FULL VACANT POSSESSION**



**ADDRESS: Unit 2 Friarsgate, Molly Millars Lane, Wokingham, RG41 2RT.**

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**LOCATION:**

The Property is located in Friarsgate, a private cul-de-sac which serves only three occupiers and adjoins Molly Millars Lane at the heart of Wokingham's thriving business and industrial community. Excellent road connections are provided by the A329(M) motorway which links with the M4 and M3 giving easy access to London, Heathrow Airport and Southampton. Nearby Wokingham train station provides a regular service to Reading and London Waterloo. Local businesses include Shurgard Self Storage, Lidl, National Grid and Intersurgical Ltd.

**DESCRIPTION:**

The property is of steel frame construction, profiled sheet cladding to the roof with GRP rooflights. Walls are of insulated profile sheet metal cladding to the industrial/warehouse areas and masonry walls to the offices.

The main car park and open storage area at the front of the building is enclosed by high galvanised palisade fencing with a sliding entrance gate and a side pedestrian gate which leads to the two designated additional car parking areas in the estate road, together with the open communal rest/smoking space.

**ACCOMMODATION:**

Based on the RICS Code of Measuring Practice and the CAD drawings prepared by TopoCrew (copies of which are available on request) we confirm that the Gross Internal Areas of the property are as follows:

<b>Floor</b>	<b>Use</b>	<b>ft<sup>2</sup></b>	<b>m<sup>2</sup></b>
Ground	Industrial/Warehouse	6,360.0	590.85
	Mezzanine	1,640.0	152.36
	Offices	730.0	67.82
First	Offices	971.0	90.20
<b>Total Gross Internal Area</b>		<b>9,701.0</b>	<b>901.23</b>

**Site Area is 0.34 acres.**

**Secure Open Storage say around 750 ft<sup>2</sup>**

**PERMITTED PLANNING:**

Planning consent Number F/2001/3415 was granted by Wokingham BC dated 2<sup>nd</sup> May 2001 for the proposed erection of units for B1 (c) light industrial, B2 general industrial and B8 warehouse/storage use. Following the Use Classes amendments in September 2020 B1(c) is now within Class E. Thus, expanding the permitted use to include retail, restaurant, professional offices, day nurseries, gyms, and clinics. Please note that Unit 3, the adjoining property, was granted "Sui Generis" planning consent Number 171772 dated 28/9/2017 for change of use to builders' merchant with associated trade counter facility, office and external storage plus erection of 2.4 m fencing.

## AMENITIES:

- Lighting to the industrial/warehouse consists of high bay LED fittings and batten type fittings under the mezzanine floor. In the offices there is a mixture of LED, downlights, and modular units to the suspended ceilings. Externally there are flood lights and emergency lights illuminating the fire exit routes.
- The high-quality kitchens and toilets are all served by local electric water heaters.
- The clear internal height of the industrial/warehouse is 27.2 ft (8.28 m).
- The industrial/warehouse is heated via large gas fired warm air heaters mounted at high level and flued through the roof. This is supplemented by high level air recirculation fans.
- An electrically operated roller shutter door measuring 13.4ft (94.07m) wide and 16.4ft (4.99m) high.
- The modern office on ground and first floors has double glazed windows and benefit from ceiling heating and comfort cooling cassettes with the external fan coils mounted on the east wall.
- Car Parking: - 16 designated spaces which comprises 11 spaces (including 2 disabled) at the front of the property within the secure fencing and on the private estate cul-de-sac 5 spaces on freehold land which forms part of the sale (boundaries marked in red on attached OS Plan). Additional parking is available on the communal parking areas on the estate road.
- MM3 Molly Millars Lane Management Ltd administers the estate road and surrounds which include the open space/smoking area at the end of the road. All occupiers on Friarsgate have a share in the company and the right to use the communal areas.
- There is an area of open storage within the secure fencing at the front of the property.
- The mezzanine provides additional storage space.
- The property has a main 3 phase supply from the local Friarsgate substation which we are informed can provide, at an agreed cost, additional kVA by negotiation.
- Security Alarms, fire alarms, external water tapes and incoming data/telecoms are all provided together with a structured cabling system.

***(NOTE: The service installations are believed to be in operational condition but they have not been tested therefore no warranty can be made by the Vendor or their agents.)***

## SERVICES:

The property benefits from mains water, gas, electricity including three-phase power and drainage to the mains sewer. Friarsgate benefits from a local substation that we are informed has the capacity to provide increased kVA by negotiation.

## BUSINESS RATES:

The Valuation Office Agency confirms that the Property is described as Warehouse and Premises in the current list from April 2023 with a Rateable Value of £97,500.

## EPC:

The Energy Efficiency Rating for the property is 60 within Band C. The EPC Recommendations Report is available on request.

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- PURCHASE PRICE:** We are instructed to seek offers in the region of £2,400,000 for our client's freehold interest in the above property with full vacant possession, subject to contract alone.
- VAT:** The property is elected for VAT and therefore VAT will be payable on the purchase price.
- LEGAL COSTS:** Each party to be responsible for their own legal costs.
- VIEWING:** Strictly by appointment with the Sole Agent: -  
**Matthew Pellereau Limited**  
**Tel: 01276 601791**  
**Email : [matthew@matthewpellereau.co.uk](mailto:matthew@matthewpellereau.co.uk)**  
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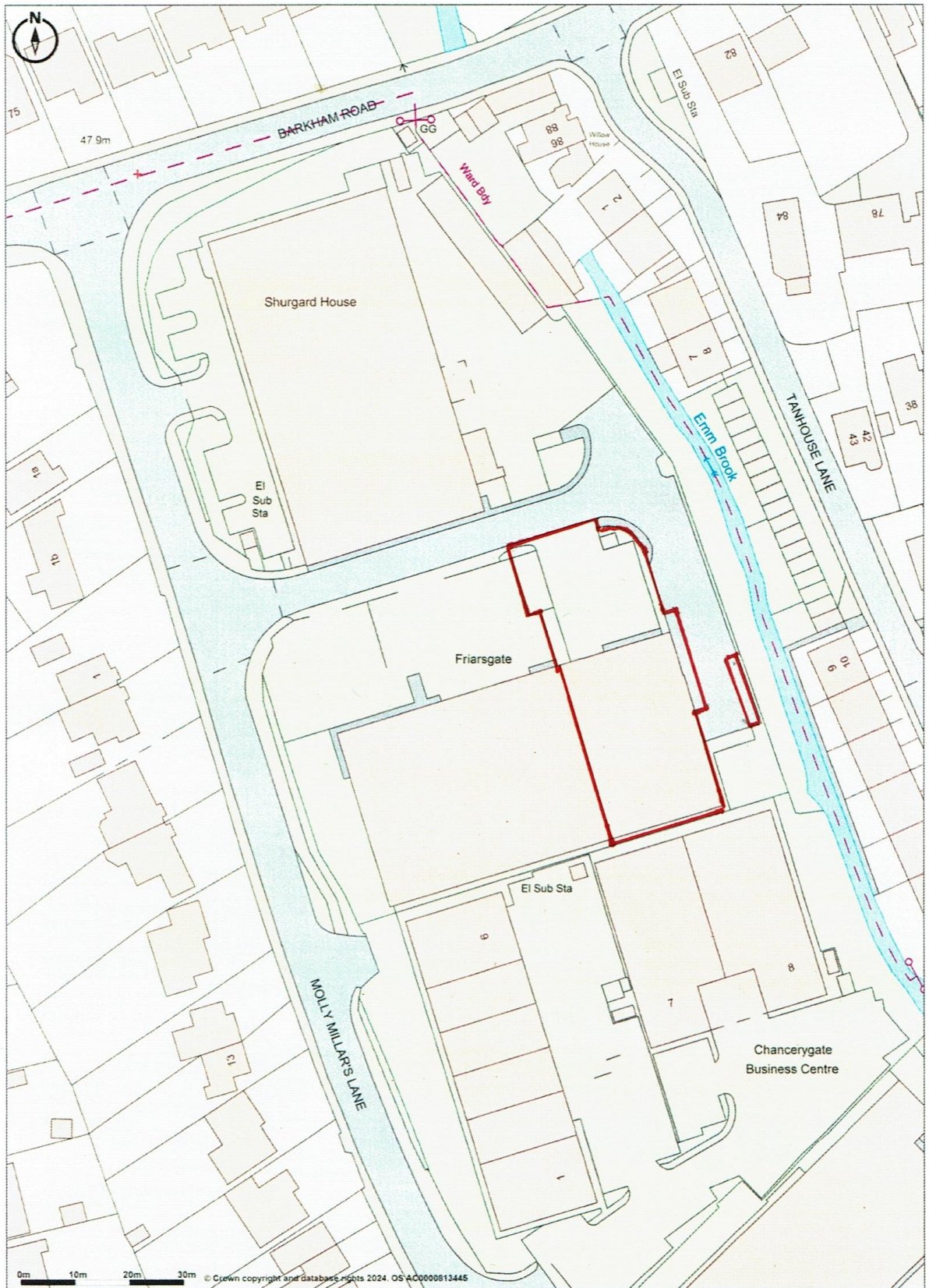


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**Promap**  
 LANDMARK INFORMATION

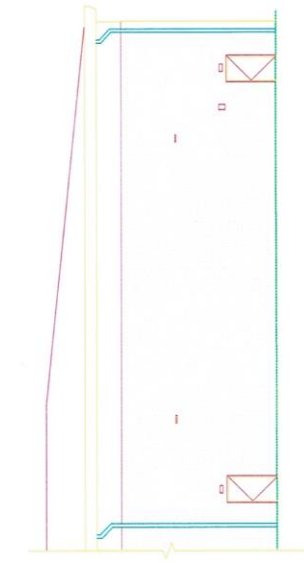
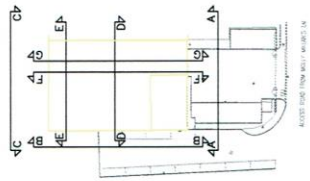
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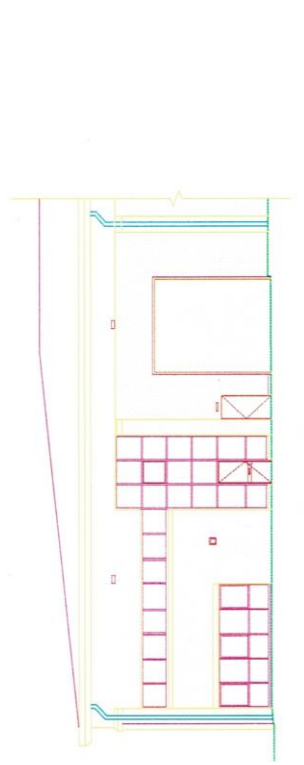




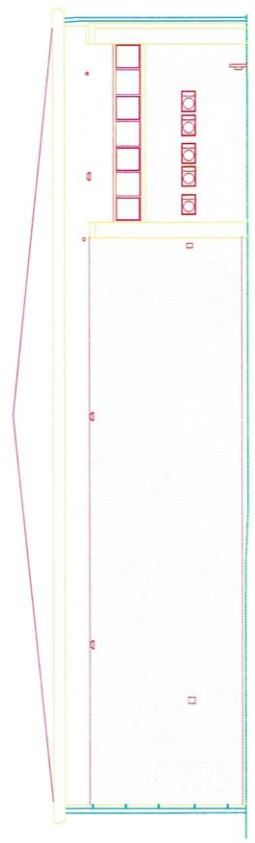
KEY PLAN



FRONT ELEVATION  
A-A North



BACK ELEVATION  
C-C SOUTH



SIDE ELEVATION  
B-B EAST

Revision History  
Rev A - Drawing created and issued on 27/06/2023

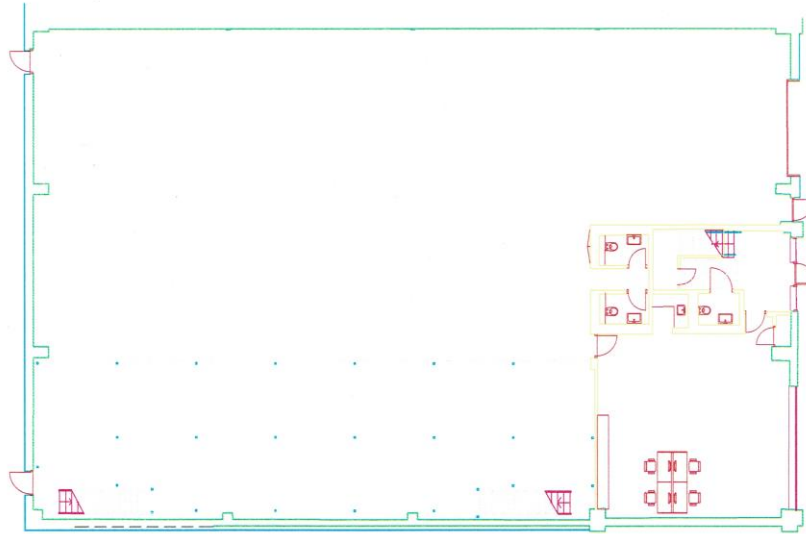
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171 Kingston Road, Teddington, TW11 5JP - Tel: 03301337210  
www.topocrew.co.uk info@topocrew.co.uk

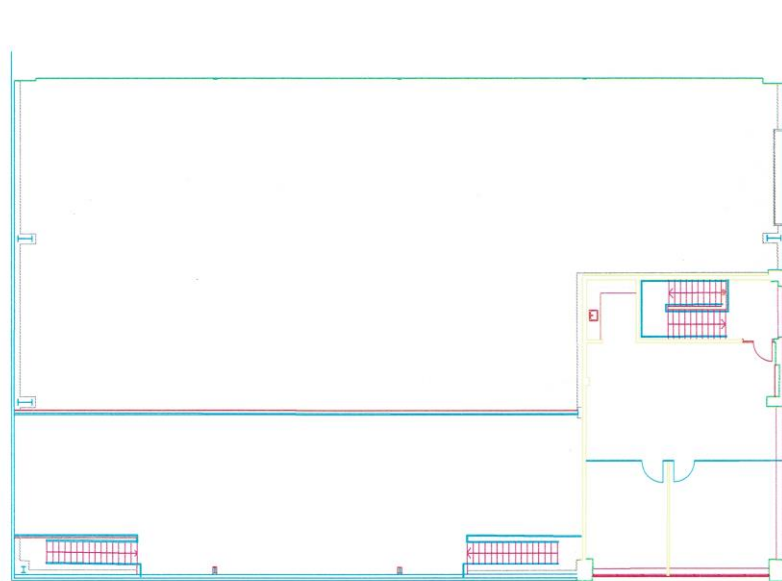
Project  
**2 FRIARS GATE  
WOKINGHAM**

Drawing  
**EXTERNAL ELEVATIONS**

Date of survey 15/06/2023 | Surveyed by FA, VA  
Date of issue 27/06/2023 | Edited by BC, VA  
Scale 1:100 | Drawing number @AT | 230246-ELE-2D-01 | A



GROUND FLOOR



FIRST FLOOR

Revision  
History

Rev. A - Drawn, checked and issued on 17/06/2023

Notes:  
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171 Kingston Road, Teddington, TW11 9JF - Tel: 03001337210  
www.topocrew.co.uk info@topocrew.co.uk

Project  
**2 FRIARS GATE  
WOKINGHAM**

Drawing  
**PLAN DRAWINGS**

Date of survey 15/06/2023 Surveyed by FA, VA  
Date of issue 27/06/2023 Edited by BG, VA  
Scale 1:100 Drawing number 1230246-PLN-2D Rev. A  
©AI

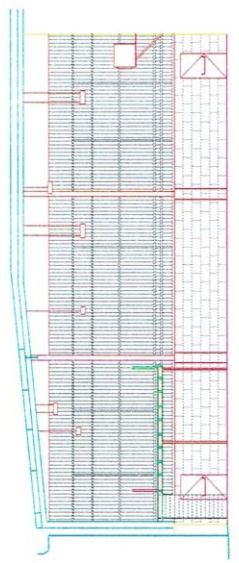
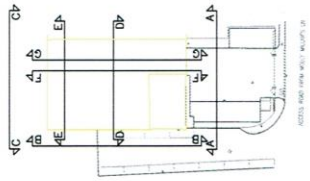
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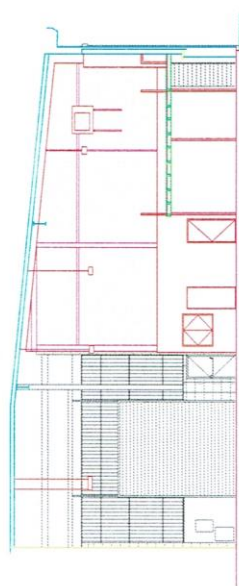
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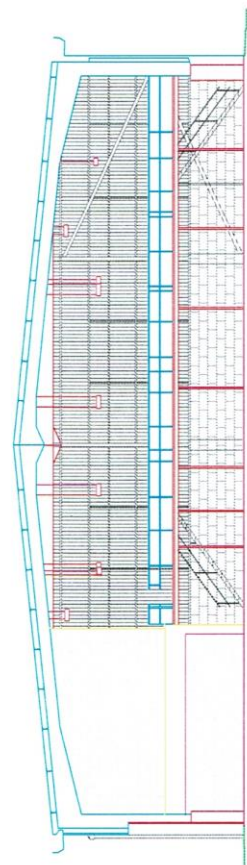
KEY PLAN



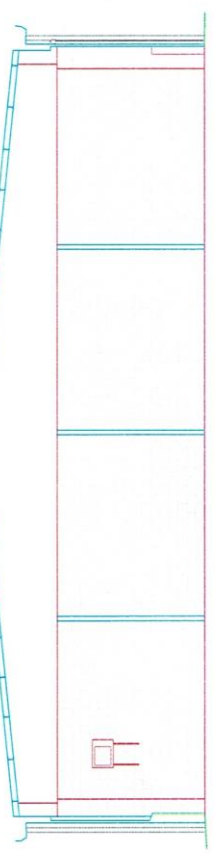
INSIDE BACK ELEVATION  
E-E



INSIDE FRONT ELEVATION  
D-D



INSIDE SIDE ELEVATION  
F-F



INSIDE SIDE ELEVATION  
G-G

Revision History  
Rev A - Drawing created and issued on 27/06/2023

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Project  
**2 FRIARS GATE  
 WOKINGHAM**

Drawing  
**INTERNAL ELEVATIONS**

Date of survey 15/06/2023 | Surveyed by FA, VA  
 Date of issue 27/06/2023 | Edited by BC, VA  
 Scale 1:100 | Drawing number 230246-ELE-2D-02 | Rev. A  
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# Energy performance certificate (EPC)

Primaflow 2 Molly Millars Lane WOKINGHAM RG41 2RT	Energy rating	Valid until:	8 October 2024
	<b>C</b>	Certificate number:	0210-9973-0374-2400-4054

Property type	B2 to B7 General Industrial and Special Industrial Groups
Total floor area	797 square metres

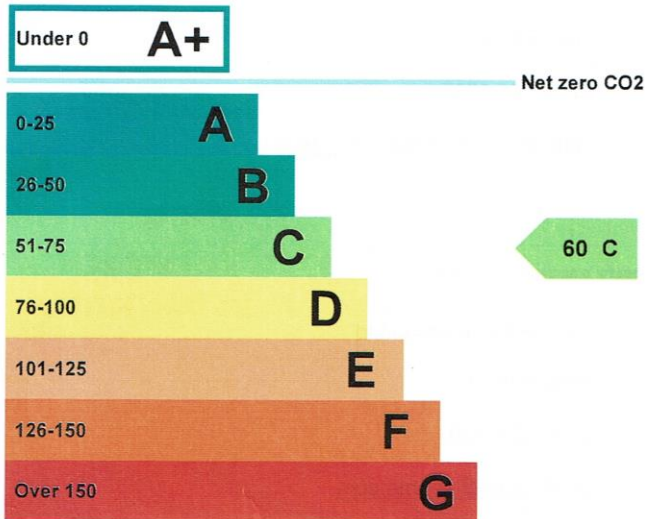
## Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

## How this property compares to others

Properties similar to this one could have ratings:



If newly built

24 A

If typical of the existing stock

72 C

## Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	37.89

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9925-4001-0747-0400-4325\)](/energy-certificate/9925-4001-0747-0400-4325).

## Who to contact about this certificate

### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Gary Elston
Telephone	0208 554 1610
Email	<a href="mailto:academysurveys@outlook.com">academysurveys@outlook.com</a>

### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STRO006134
Telephone	0330 124 9660
Email	<a href="mailto:certification@stroma.com">certification@stroma.com</a>

### About this assessment

Employer	<insert Employer/Trading Name>
Employer address	<insert Employer/Trading Address>
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	24 September 2014