

AVAILABLE NOW

NEW BUILD UNITS

4,692 - 22,506 ft²



WELL ESTABLISHED LOCATION



MIN. 6M & 7.5M EAVES HEIGHT



EV CHARGING POINTS



www.ipif.com/millars

INDUSTRIAL/BUSINESS UNITS TO LET

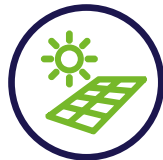
MILLARS BUSINESS PARK

FISHPONDS CLOSE, WOKINGHAM, RG41 2TZ





EV CHARGING POINTS



PV ROOF PANELS



HIGH QUALITY SPECIFICATION



ALLOCATED CAR PARKING



MIN. 6M & 7.5M EAVES HEIGHT



ELECTRIC ROLLER SHUTTERS



FIRST FLOOR OFFICES



KITCHEN FACILITIES



DESCRIPTION

A new development of 4 Grade A industrial/warehouse units across two terraces. Capable of being taken individually or combined, units 4-5 benefit from a minimum 7.5m eaves height whilst units 6-7 benefit from a minimum 6m eaves height. All units benefit from an electric level access loading door (2 for Unit 5), fully fitted first floor offices, allocated car parking with EV charging and PV roof panels.



ACCOMMODATION

Available accommodation comprises the following gross external areas (GEA):

UNIT 4	FT ²	M ²	Car Parking
Ground Floor Warehouse	7,486	695.5	12 spaces
First Floor Offices	1,212	112.5	
TOTAL	8,698	808	

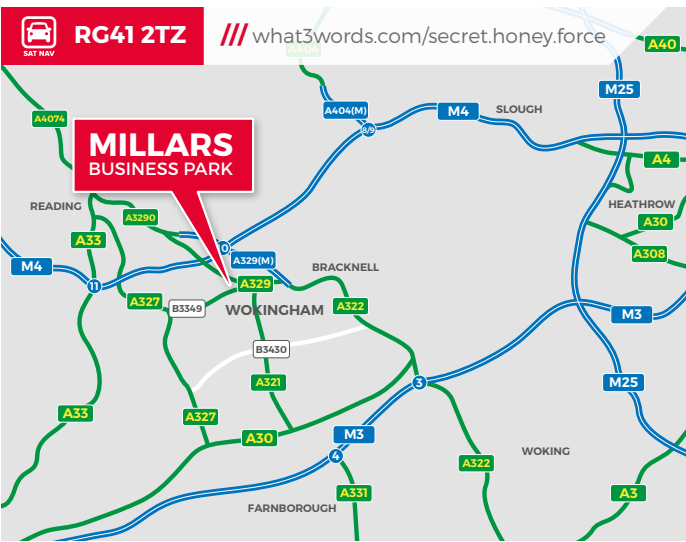
UNIT 5	FT ²	M ²	Car Parking
Ground Floor Warehouse	12,319.5	1,144.5	17 spaces
First Floor Offices	1,488.5	138.3	
TOTAL	13,808	1,282.8	

Unit 4 & 5 Combined	22,506	2090.8	
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UNIT 6	FT ²	M ²	Car Parking
Ground Floor Warehouse	4,712	437.8	6 spaces
First Floor Offices	728	67.6	
TOTAL	5,440	505.4	

UNIT 7	FT ²	M ²	Car Parking
Ground Floor Warehouse	4,016	373.1	5 spaces
First Floor Offices	676	62.8	
TOTAL	4,692	435.9	

Unit 6 & 7 Combined	10,132	941.3	
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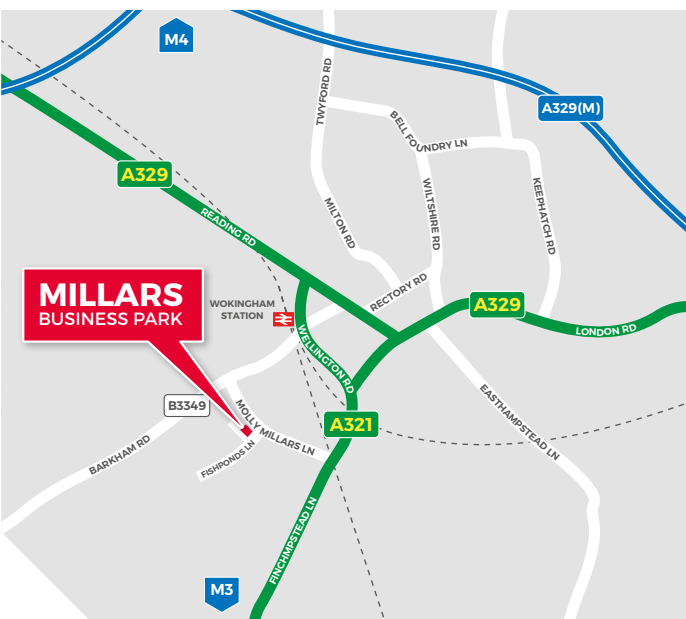


LOCATION

This brand new development is located on Fishponds Close, just off the junction of Fishponds Road and Molly Millars Lane in the prime industrial district in Wokingham. It benefits from excellent connectivity, situated approximately 0.9 miles to the south west of Wokingham town centre and approximately 2 miles south of Wokingham train Station and the A329M. Junction 10 of the M4 is located approximately 6 miles north.

DRIVE TIMES

WOKINGHAM TRAIN STATION	0.7 miles
A329(M)	3.1 miles
M4	6.0 miles
READING	10.5 miles
HEATHROW AIRPORT	22.8 miles
LONDON	41.3 miles



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

To be assessed upon project completion.

On behalf of the landlord

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