


1,833 SQ FT/170 SQ M
DESCRIPTION

The unit comprises a brand new end of terrace unit on the Millars Business Park. The unit offers 1,833 sq ft of space suitable for light manufacturing and storage and distribution uses. Neighbouring occupiers include Sure Store, Easy Bathrooms and Berkshire Blinds & Shutters.

SPECIFICATION

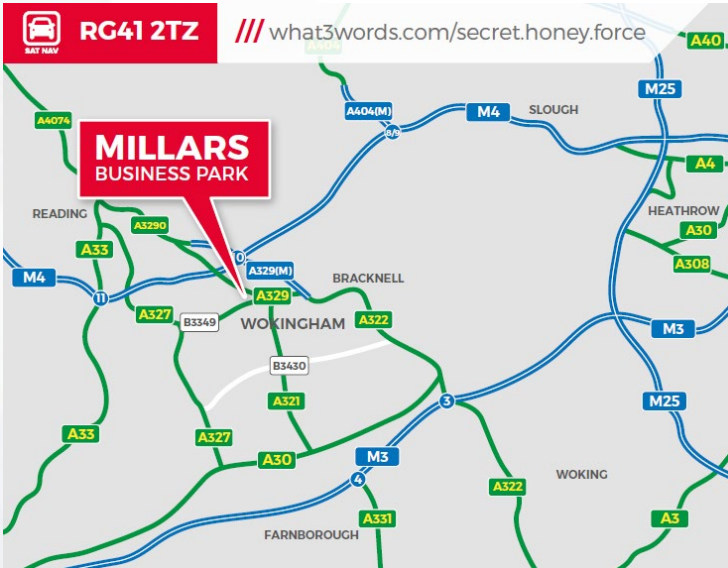
- Brand new unit
- 5.15m eaves height
- Allocated parking space
- Internal repairing liability
- Electrically operated loading door
- Fibre optic cabling
- Prominent trade counter location
- 3 phase power

Total (GEA*)	
SQ FT	SQ M
1,833	170.29


For more information please contact:

HEATHER HARVEY-WOOD
Cushman & Wakefield
Mobile: +44 (0) 7917 423 467
Email: Heather.Harvey-wood@cushwake.com

ALEX DOYLE
Cushman & Wakefield
Mobile: +44 (0) 7826 537 141
Email: Alexander.Doyle@cushwake.com



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.

Transport	Distance
Wokingham Train Station	2.0 miles
A329M	2.0 miles
M4 Junction 10	6.0 miles
Reading Train Station	11.7 miles
M25 (Junction 12)	17.4 miles

Source: Google Maps

TENURE

The unit is available on a new internal repairing and insuring lease.

RATEABLE VALUE

Further information available on request.

EPC

Further information available on request.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further information available on request.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWINGS

Strictly by prior appointments with Cushman & Wakefield or with joint agents, Haslams.

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The Misrepresentation Act 1967.

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