

**Mileway**

# The Business Centre Wokingham

Available to Let  
Warehouse  
17,572 sq ft ( 1,632 sq m )

Self-contained industrial unit

1st floor office accommodation

5.7 m minimum eaves height

Three-phase electricity

# The Business Centre

Molly Millars Lane, Wokingham, RG41 2QZ



## Description

The units on the estate comprise of a two story steel portal frame building with brick elevations under a pitched profile aluminium roof. Internally the ground floors comprise of warehouse with painted brick elevations, profile metal cladding in part and painted concrete floors. The units have an additional first floor office area, WCs and a tea point/kitchenette. The units benefit from allocated car parking spaces and roller shutter door.

## Location

The Business Centre is situated on the southern side of Molly Millars Lane and accessed via Eastheath Avenue. Wokingham is a market town approximately 8 miles to the east of Reading and circa 18 miles from Heathrow. Wokingham train station located just over 1.5 miles from the property provides regular direct services to Reading and London Waterloo. Wokingham is also well connected by road, being accessible from M4 J10 via the A329(M) and M3 J3

## EPC

The unit has an EPC rating of C (67).

## Terms

Available on a new full repairing and insuring lease.

## VAT

VAT will be payable where applicable.

## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

## Viewing / Further Information

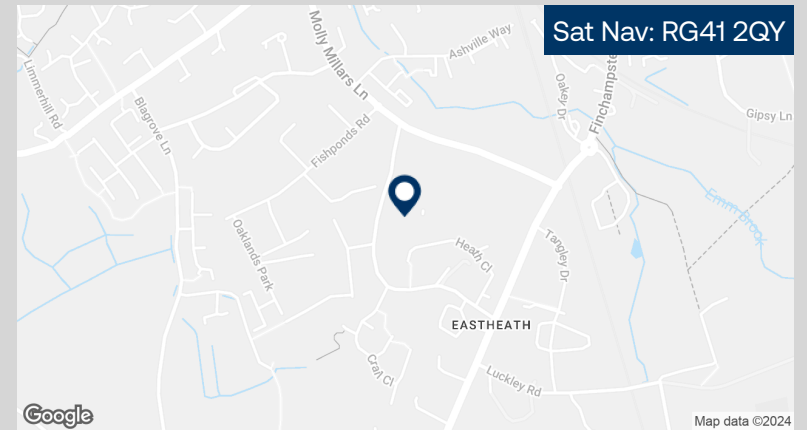
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## Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability
U19	Warehouse	17,572	1,632	Immediately
<b>Total</b>		<b>17,572</b>	<b>1,632</b>	

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