

# WOKINGHAM

Unit 3, Molly Millars Bridge,  
RG41 2RT



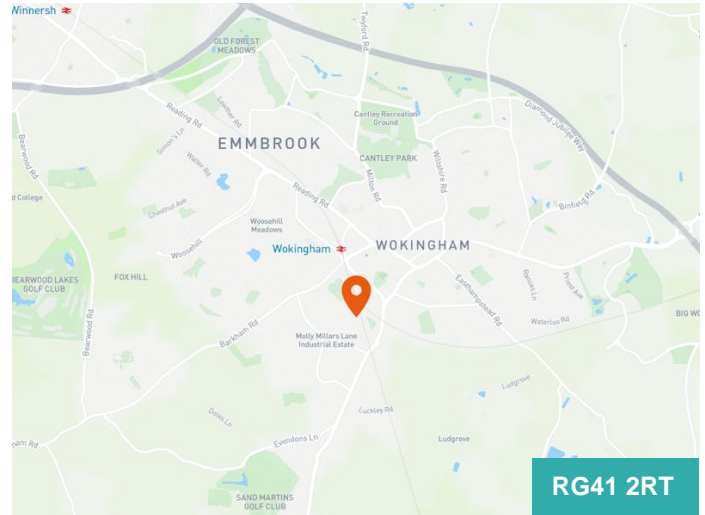
## INDUSTRIAL/LOGISTICS / WAREHOUSE / INDUSTRIAL / WAREHOUSE TO LET

**5,334 SQ FT**

- To be refurbished
- 6.7m eaves
- 7.6m to apex
- 8 parking spaces
- 3-phase 315 amp TPN 218 kva and meter capacity at 28 kva
- W/C's over both floors
- LED lighting in warehouse
- 10 minute drive to M4 J10

**Industrial/Warehouse unit with 6.7m eaves height**

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## Summary

<b>Available Size</b>	5,334 sq ft
<b>Rent</b>	£14 per sq ft
<b>Rates Payable</b>	£4.81 per sq ft from April 2023.
<b>Rateable Value</b>	£50,000
<b>Service Charge</b>	N/A
<b>EPC Rating</b>	D

## Description

Unit 3 is an industrial unit spanning 5,334 sqft GEA, with a ground floor space of 4,849 sqft and an additional 485 sqft on the 1st floor. Featuring a 6.7m eaves height, reaching 7.6m at the apex, this space offers ample vertical clearance. With 8 dedicated parking spaces, W/Cs on both floors, and efficient gas central heating. The warehouse is equipped with part LED lighting.

The unit has a good supply of power capacity with a 3 phase 315 amp TPN 218kva and meter capacity currently at 28kva.

The unit will be undergoing a refurbishment which will include a new façade, new floor and ceiling tiles.

## Location

Located on Molly Millars Bridge, this industrial unit is strategically positioned just 0.8 miles from Wokingham Station and a short 0.3 miles from Tesco.

Situated within the established Molly Millars area, the practical location offers convenience in proximity to transportation and local amenities, making it a straightforward choice for businesses seeking accessibility and functionality in Wokingham. M4 J10 is approximately 2.5 miles from Molly Millars Bridge. Local occupiers include CEF, Intersurgical, Screwfix, Shurgard Self Storage.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	4,849	450.49	Available
1st	485	45.06	Available
<b>Total</b>	<b>5,334</b>	<b>495.55</b>	

## VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

## Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

## AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.



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