

WOKINGHAM

19 The Business Centre,
RG41 2QY



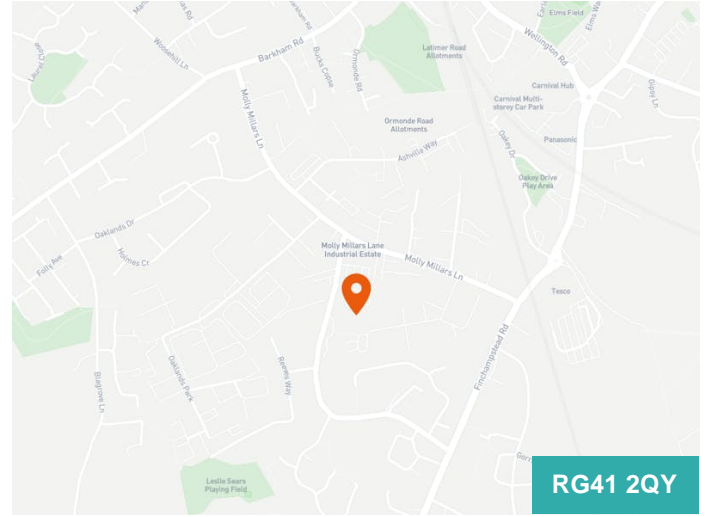
INDUSTRIAL/LOGISTICS / INDUSTRIAL / WAREHOUSE TO LET

17,572 SQ FT

- Available Q2 2024
- 5.7m clear internal height, rising to 9.1m to the apex
- 41 on-site car parking spaces
- Self-contained warehouse
- Located in main Wokingham industrial district
- 1.5 miles from Wokingham train station
- 10 min drive to Junction 10 M4

Refurbished self-contained unit

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Summary

Available Size	17,572 sq ft
Rent	£13.50 per sq ft
Estate Charge	£0.66 per sq ft
EPC Rating	C

Description

The unit comprises of steel portal frame construction with brick elevation under a pitched profile aluminum roof.

Internally, the ground floor comprises of a warehouse with painted brick elevations, profile metal cladding in part and painted concrete floors. The unit benefits from ground and first floor offices with a kitchenette/tea point, WC facilities and a shower. The unit has 41 allocated car parking spaces on-site and a loading door.

The unit will be refurbished and ready for occupation Q2 2024. Refurbishment will include new LED lighting throughout, new office carpet tiles, replacement of roof lights, and painted floor and walls.

Location

The Business Centre is situated on the southern side of Molly Millars Lane and accessed via Eastheath Avenue. Wokingham is a market town approx 8 miles to the east of Reading and c.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 A329 (M) and M3 J3.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Warehouse	13,153	1,221.95	Available
Ground - Lobby/office	1,345	124.95	Available
1st - Office	3,074	285.58	Available
Total	17,572	1,632.48	

Viewings

Viewings and queries via joint sole agents.

Terms

Available on a new FRI lease.

Legal Costs

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

Anti-Money Laundering Regulations

To comply with AML regulations, Vail Williams LLP will undertake ID checks for all successful tenants where legislation requires us to do so.



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