

# WOKINGHAM

21 The Business Centre,  
RG41 2QY



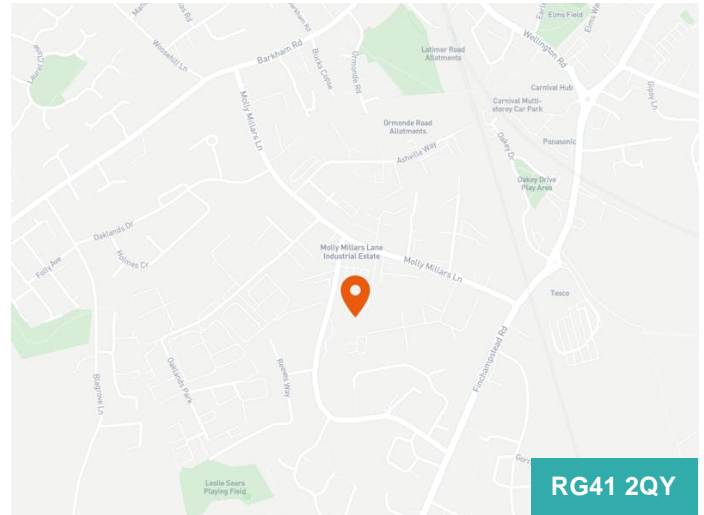
## INDUSTRIAL/LOGISTICS / INDUSTRIAL / WAREHOUSE TO LET

**7,436 SQ FT**

- Available Q2 2024
- 6m eaves height
- 18 parking spaces
- 3-phase power
- To be refurbished
- Located in main Wokingham industrial district
- 1.5 miles from Wokingham train station
- 10 min drive to Junction 10 M4

**Terrace unit to be refurbished**

[vailwilliams.com](http://vailwilliams.com)



## Summary

<b>Available Size</b>	7,436 sq ft
<b>Rent</b>	£14.50 per sq ft
<b>Estate Charge</b>	£0.63 per sq ft
<b>EPC Rating</b>	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 warehouse with painted brick elevations, profile metal cladding in part and painted concrete floors. There are first floor offices with a kitchenette/tea point, and WC facilities. The unit benefits from 18 car parking spaces and a roller shutter loading door.

The unit will be refurbished and ready for occupation in Q2 2024.

## 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	4,292	398.74	Available
Ground - Office	1,600	148.64	Available
1st - Office	1,544	143.44	Available
<b>Total</b>	<b>7,436</b>	<b>690.82</b>	

## 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.



**James Newton**  
07393 235709  
jnewton@vailwilliams.com



**Arabella Macrae**  
0118 909 7400  
07775 862 913  
amacrae@vailwilliams.com

**Ed Ponting (Haslams Surveyors)**  
0118 921 1515  
07921 404659  
edponting@haslams.co.uk

**vailwilliams.com**

Vail Williams give notice that: a. the particulars are set out as a general outline for guidance and do not constitute an offer or contract; b. all descriptions, dimensions and other details are believed to be correct, any intending purchasers, tenants parties should not rely on them as statements or representations of fact c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. Generated on 23/02/2024

