

# WOKINGHAM

Unit 6 Millars Brook, Molly  
Millars Lane, RG41 2AD

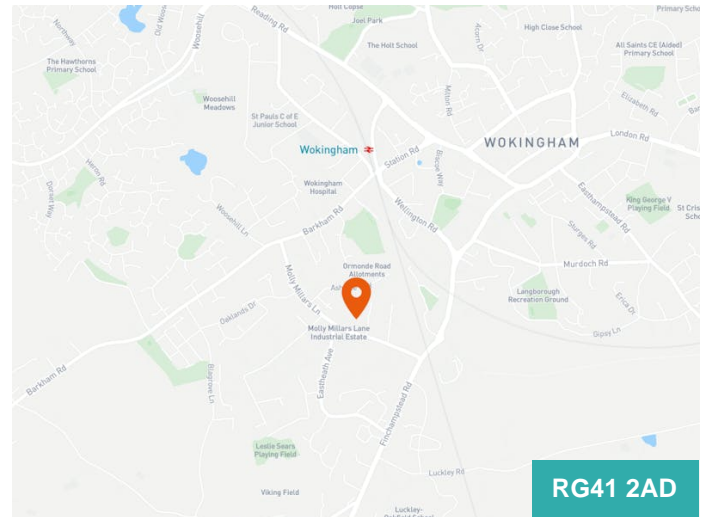
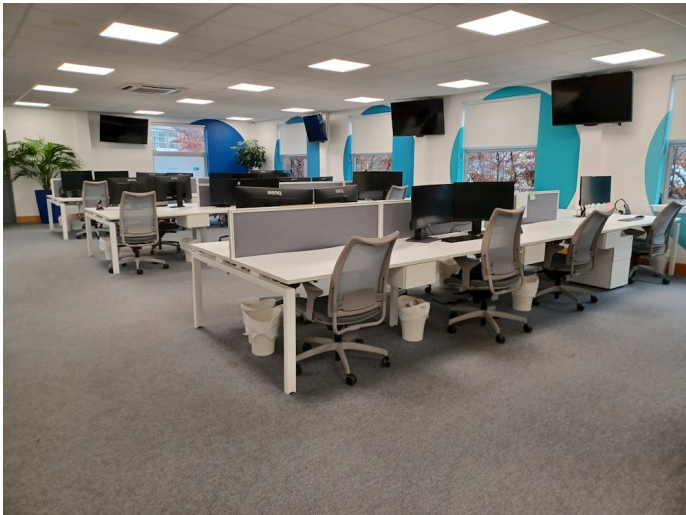


## OFFICE TO LET / FOR SALE

**2,081 TO 4,162 SQ FT**

- Available To Let/For Sale
- Air-conditioning
- Raised floors
- Suspended ceiling
- LED lighting
- Parking ratio of 1:347 sqft (10 additional spaces can be provided on licence)

**Self-contained office situated within a well presented business park.**



RG41 2AD

## Summary

<b>Available Size</b>	2,081 to 4,162 sq ft
<b>Rent</b>	£18.50 per sq ft
<b>Price</b>	Offers in the region of £900,000
<b>Rates Payable</b>	£8.89 per sq ft Estimated Business Rates Payable from 1 April 2023
<b>Rateable Value</b>	£72,250
<b>Service Charge</b>	N/A
<b>Estate Charge</b>	£1.73 per sq ft
<b>EPC Rating</b>	A (23)

## Description

Unit 6 Millars Brook is available either as a whole self-contained office unit or on a floor-by-floor basis either to let or for sale.

The subject premises is a modern office building with open plan office accommodation over ground and first floors. The building is equipped with WCs, suspended ceilings, raised access floors, air-conditioning, LED lighting and 12 parking spaces (10 additional spaces can be provided on licence).

## Location

Millars Brook is located on the northern side of Molly Millars Lane, which is Wokingham's main business

area to the south of the town. Wokingham town centre is within walking distance and provides a wide range of amenities including shops, restaurants, bars, a library, swimming pool and several gyms.

Wokingham Rail Station is within easy walking distance and provides a regular service to Reading (8 minutes) from which connections can be made to London Paddington (26 minutes). There are direct trains from Wokingham to London Waterloo with a journey time of 68 minutes.

Wokingham is also well connected by road, being accessible from M4 J10 via the A329(M) and M3 J3 via the A322.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	2,081	193.33	Available
1st	2,081	193.33	Available
<b>Total</b>	<b>4,162</b>	<b>386.66</b>	



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