

WOKINGHAM

Unit 3, Molly Millars Bridge,
RG41 2RT



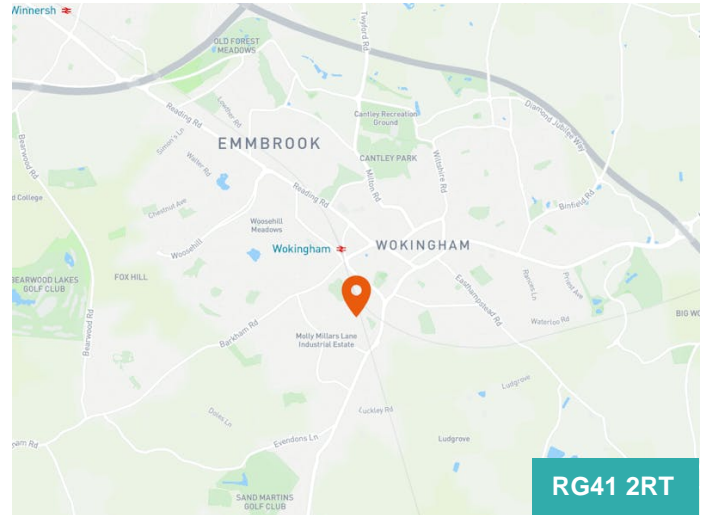
INDUSTRIAL/LOGISTICS / WAREHOUSE / INDUSTRIAL / WAREHOUSE TO LET

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

vailwilliams.com



Summary

Available Size	5,334 sq ft
Rent	£14 per sq ft
Rates Payable	£4.81 per sq ft from April 2023.
Rateable Value	£50,000
Service Charge	N/A
EPC Rating	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
Total	5,334	495.55	

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.



James Newton
07393 235709
jnewton@vailwilliams.com



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

Ben Rowe (Logix Property)
07841 460 300
ben.rowe@logixproperty.com

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 29/02/2024