



**First floor, Unit 5 Millars Brook**  
Molly Millars Lane, Wokingham, RG41 2AD

**Modern self contained office suite in Wokingham.**

**2,088 sq ft**  
(193.98 sq m)

- Modern office suite
- LED Lighting
- Air conditioning
- 6 demised parking spaces

# First floor, Unit 5 Millars Brook, Molly Millars Lane, Wokingham, RG41 2AD

## Summary

<b>Available Size</b>	2,088 sq ft
<b>Rent</b>	£18.50 per sq ft
<b>Rates Payable</b>	£8.60 per sq ft
<b>Rateable Value</b>	£36,000
<b>Service Charge</b>	TBC
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C (64)

## Description

Unit 5 Millars Brook is a modern self contained office building on Molly Millars Lane. The first floor suite offers good quality office accommodation benefitting from LED lighting, suspended ceilings and air conditioning. The available space is currently configured with 3 meeting rooms and partitioned kitchen. There are two WCs on the first floor and also lift access. The unit benefits from 6 demised car parking spaces. Freehold interest in the whole unit will also be considered. The ground floor is currently let. Details can be provided upon application.

## Location

Millars Brook Business Park is strategically located in Wokingham and offers superb transport links. The park is just a short walk/drive from Wokingham town centre, providing easy access to local amenities such as restaurants, cafés, and retail outlets. Wokingham Railway Station is less than 2 miles away, offering direct train services to Reading and London. The site also benefits from proximity to the M4 and M3 motorways, connecting it to key business hubs across the Thames Valley.

## Accommodation

The accommodation comprises the following areas:

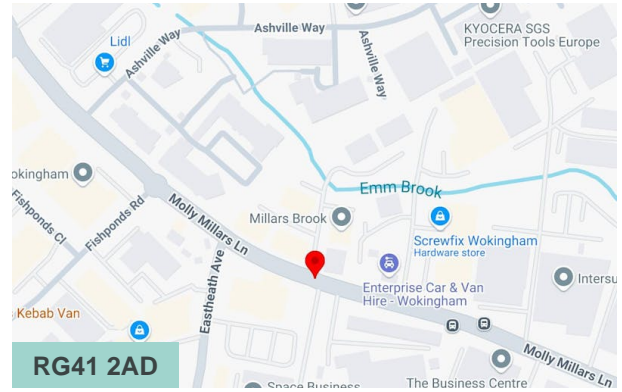
Name	sq ft	sq m	Availability
1st - First	2,088	193.98	Available
Unit	4,157	386.20	Available

## Viewings

Strictly by prior arrangement with the sole agents.

## Terms

A new lease is available from the landlord on terms to be agreed.



## Viewing & Further Information



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