

2 Millar's Brook, Molly Millar's Lane, Wokingham



**Prime commercial area on the outskirts of the town.
Individually air conditioned first floor offices with lift access.
1,365 sq ft approx.
With central open plan office and 3 partitioned offices.
A fourth office is set out as a staff room with kitchenette.
2 toilets and reception area on landing.
Excellent on-site security. 5 car parking spaces.**

New lease available – terms by negotiation

Alternatively for sale. Price Guide £380,000 + vat

**For further information or an appointment to view please contact our Wokingham branch
on 0118 978 0777 or wokingham@martinpole.co.uk**

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- LOCATION:** Millar's Brook is located on the northern side of Molly Millar's Lane which is Wokingham's main business area to the south of the Town. The railway station is about 1 mile from the property and the A329M is within 3 miles and provides access to the M4 (Junction 10) and the M3 at Bagshot.
- DESCRIPTION:** The property comprises a first-floor office suite within a two-storey self-contained building. There is a reception area on the first-floor landing and a keypad entrance to the offices. Toilets and lift access are also available from the landing. The offices are laid out to include a large open plan area, 3 partitioned offices and a staff room/kitchenette. All areas have separate air conditioning units.
- The access to the first floor is via a shared atrium with the lift and easy rising stairs exclusively for the first-floor offices. The site is considered secure and includes 24-hour security and a barrier entry system.
- PARKING:** There are 5 car parking spaces.
- TERMS:** A new lease with terms by negotiation.
- VAT:** VAT is charged at the prevailing rate.
- RATEABLE VALUE:** £22,250
- SERVICE CHARGE:** We are advised it is approximately £250 per calendar month for the current year.
- ENERGY PERFORMANCE:** There is a commercial Energy Performance Certificate combining the ground floor and first floor accommodation. The property is assessed in Band B. The EPC expires on 2nd March 2033.
- COSTS:** Each Party to be responsible for their own legal fees.
- BROADBAND:** Ultrafast 1000 Mbps download and Ultrafast 1000 Mbps upload.
- VIEWING:** Strictly by appointment with the landlord's sole agent **Martin & Pole**
Telephone: 0118 978 0777 Email: wokingham@martinpole.co.uk Folio No: 36771

CODE FOR LEASING BUSINESS PREMISES:

We strongly recommend a prospective Tenant or Purchaser takes professional advice from a qualified Surveyor, Solicitor or Licenced Conveyancer before agreeing to or signing a business tenancy agreement. The Code is available on the RICS website. [Click Here](#)

IMPORTANT NOTE:

We have endeavoured diligently to ensure the details of this property are accurate. We have not tested the services, appliances or fittings (if any) referred to in the details. We recommend that each of the statements is verified and the condition of the property and of the services, appliances and fittings (if any) is investigated by you or your advisers before you finalise your offer or enter into a contractual commitment.

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