

TO LET

16,335 Sq.Ft. (1,517.52 Sq.M.)



Unit 3 Friarsgate, Molly Millars Lane, Wokingham, RG41 2RT

WAREHOUSE / INDUSTRIAL / TRADE COUNTER UNIT

- Former Builders Merchant
- Secure Gated Yard
- 7m Clear Height
- 2 Loading Doors
- Ground Floor Office / Trade Counter
- Modern First Floor Offices



Reading
0118 402 6893

UNIT 3 FRIARSGATE, MOLLY MILLARS LANE, WOKINGHAM, RG41 2RT

Location & Description

Unit 3 Friarsgate is situated on Molly Millars Lane. Wokingham is situated just off the A329(M), with links to the wider road network, to include the M4 and M3, leading onto London, Heathrow Airport and Southampton. Wokingham train station is within close proximity, providing access to London Paddington & Reading.

A modern Industrial / Warehousing unit with metal profile and brick elevations. The unit can be found within a gated and secure compound laid to hard standing, with loading provision and separate car parking.

The unit benefits from 2 loading doors, with warehouse / trade-counter accommodation at ground floor level, with warehouse toilet provision and kitchenette. The trade counter could be removed and returned to undercroft picking and packing space, open into the warehouse, or indeed made into additional office space / meeting rooms. At first floor level staff break out and offices can be found, which again could be reconfigured if needed.

Accommodation

	Sq.Ft.	Sq.M.
Ground floor warehouse and Ancillary	14,708	1,366.37
First Floor Offices & Break Out Space	1,627	151.15
TOTAL	16,335	1,517.52

Rent

£13.50 Per Sq Ft

The above rents are exclusive of business rates, service charges, insurance and utilities, and may be subject to VAT.

Terms

The unit is available by way of sublease (for a term not to exceed the overriding break / lease) or assignment. It may also be possible to agree a new lease direct from the landlord.

The overriding lease commenced 2018 to expire 7th June 2033 and is drafted on a full repairing and insuring basis. There is a tenant only break clause 8th June 2028, subject to six months prior written notice having been served in accordance with the terms of the lease.

Anti-Money Laundering

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide various documentation such as company information, identification and proof of funds before the deal is completed.

Business Rates

The billing authority is Wokingham Council.

We suggest the amount, and rates payable are verified by contacting the ratings officer at Wokingham Council directly.

Legal Costs

Each party to bear their own professional and legal costs.

VAT

VAT is chargeable on this transaction.

Energy Performance Rating

C-56



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