

ashvilleway.co.uk

# ASHVILLE WAY INDUSTRIAL ESTATE

Newly refurbished high office content units

Units from 6,641 sq ft (617 sq m) GEA

Ashville Way  
Wokingham  
Berkshire  
RG41 2PL

**CIAM**  
Centurion Industrial Asset Management

# WHY ASHVILLE WAY INDUSTRIAL ESTATE?

Ashville Way Industrial Estate lies off Molly Millars Lane in Wokingham, the spine of the town's industrial area. Additionally, Molly Millars Lane provides a good mix of industrial, warehouse, office and residential premises. It is walking distance from the railway station. Wokingham town centre with its attractive retail offer is a short distance and access to both M3 and M4 motorways is excellent via the A329M. The estate provides five quality industrial units with good offices, loading and parking facilities.



## Features

- Newly refurbished warehouse with ground and first floor office space
- Modern WCs amenities
- 3 phase power
- Excellent car parking ratio
- 6m minimum eaves height
- Steel portal frame
- Carpeting in office areas
- Suspended ceilings to offices
- Recessed lighting
- Flexible lease terms

# CIAM

Centurion Industrial Asset Management

CIAM is an established Industrial Asset Management company, working on behalf of the Scottish Widows Investment Partnership.

CIAM has an extremely proactive and personable way of working, ensuring that all occupiers receive the highest level of attention and service.

As part of CIAM's ongoing commitment to occupiers, CIAM regularly arrange one-to-one meetings with tenants to discuss property and business needs.

**[centurionprop.co.uk](http://centurionprop.co.uk)**

## Terms

**Legal costs** – Each party to be responsible for its independent legal costs.

**Tenure** – New FRI lease for a term to be agreed.

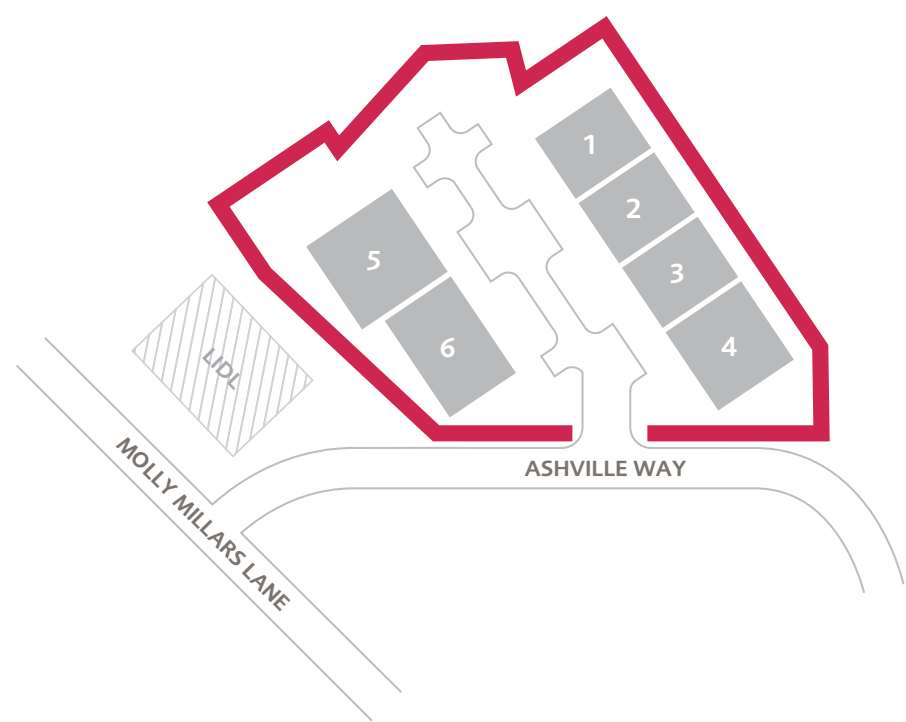
**Rent** – Flexible and highly competitive.

**Service charge** – Minimal estate charge, please ask agents for further information.

**Rates** – Minimum rates liability secured by CIAM.



Site plan



Schedule of areas

Unit 1	6,985 sq ft	(649 sq m)
Unit 2	6,642 sq ft	(617 sq m)
Unit 3	6,641 sq ft	(617 sq m)
Unit 4	9,533 sq ft	(888 sq m)
Unit 5	11,791 sq ft	(1,095 sq m)
Unit 6	10,338 sq ft	(960 sq m)

All measurements are based on gross external areas.

Please contact the agents for a list of available units and current on-site occupiers. Alternatively, visit [ashvilleway.co.uk](http://ashvilleway.co.uk) for more information.

- Local occupiers include:
- Citizen Watches
  - Cox Wokingham Plastics
  - Global Knowledge

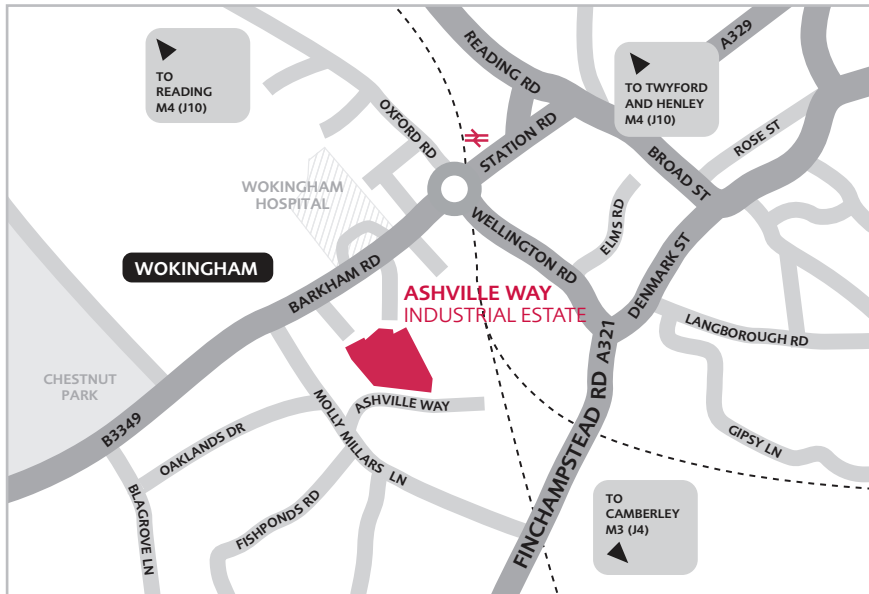
Amenities

Ashville Way is only a few minutes walk from the town centre, which is home to High Street shops such as Superdrug, Peacocks and Robert Dyas.

Esporta Health & Fitness Club is also conveniently situated on the main road just outside the park, along with Tesco, which is just around the corner.

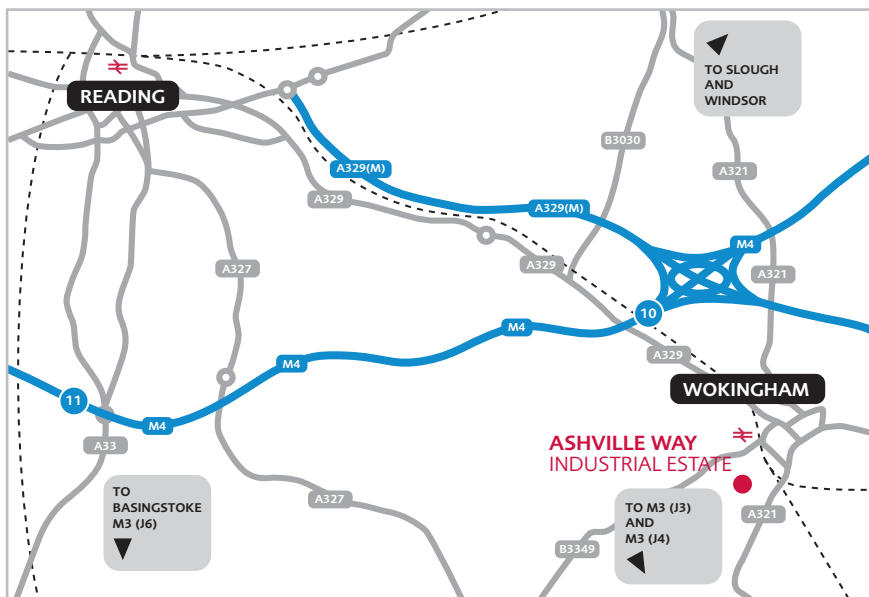


# HOW TO FIND US



## Connections

- Access to the M3 (Junction 3) via the A322 and M4 (Junction 10), Reading East, via the A329(M)
- The A321 (from the eastern end of Molly Millars Lane) and A331 provide access south to the M3 (Junction 4), Camberley
- Regular train services from Wokingham station to London Waterloo
- Reading ten minutes by rail - whence Paddington 23 minutes (fastest time)



## Distances

Bracknell	5.6 miles
Reading	7.8 miles
Heathrow Airport	27.9 miles
London	42.2 miles

SAT NAV REF: RG41 2PL

For further information and floor plans please see [ashvilleway.co.uk](http://ashvilleway.co.uk)  
Alternatively, to arrange a property viewing please contact the agents below.  
Viewings are strictly by appointment only.



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Asset Management:

