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**Unit 10 Millars Brook  
Molly Millars Lane  
Wokingham RG41 2AD**

**Modern offices to let or for sale  
633–3,000 sq ft**

- Kitchen and WCs
- Air conditioning (comfort cooling)
- Raised flooring and suspended ceiling
- Private parking
- Fibre



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#### LOCATION:

Millars Brook is located on the northern side of Molly Millars Lane, which is Wokingham's main business area to the south of the town. Wokingham Station is within walking distance and provides a half-hourly service to Reading and London Waterloo.

#### DESCRIPTION:

The space available comprises the entire ground floor with WCs and kitchen, carpeted raised floor and suspended ceiling.

The floorplate can be split into suites from 633 sq ft.

#### EPC RATING:

B

#### SERVICE CHARGE:

A service charge is applicable to cover: maintenance of the communal areas to include WCs, lighting, refuse collection, security, car park and landscaping.

#### BUSINESS RATES:

We recommend all parties make their own enquiries with the local rating authority. We estimate that the approximate cost for 2018/2019 would be £6.70 per sq ft, subject to rate relief if the space is divided.

#### TERMS:

The units are available to let on a new lease, length and terms to be agreed.

Alternatively, the premises are available for sale virtual freehold, ie long leasehold.

#### VAT:

The building is elected for VAT, which will be added to all costs at the prevailing rate.



#### VIEWING:

Strictly by appointment through the joint agent.



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