

Industrial / Warehouse

TO LET

 **HOLLIS
HOCKLEY**



Unit 3, Molly Millars Bridge, Wokingham, RG41 2WY

Newly refurbished industrial unit.

Summary

Tenure	To Let
Available Size	5,334 sq ft / 495.54 sq m
Service Charge	N/A
Business Rates	N/A
EPC Rating	B

Key Points

- Newly refurbished
- 6.7m eaves rising to 7.6m at the apex
- Kitchen and WC facilities
- 1 roller shutter door
- 8 allocated car parking spaces

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DESCRIPTION

Unit 3 is a portal frame unit with brick elevation and profile steel cladding. The unit has undergone a comprehensive refurbishment which has included a new external door, respray of the external cladding, redecoration of the warehouse, new ceiling and floor tiles in the office accommodation. The unit has achieved EPC B.

Local occupiers on the estate include Screwfix, Enterprise Van Hire, City Electrical Factors and Shurgard Self Storage.

LOCATION

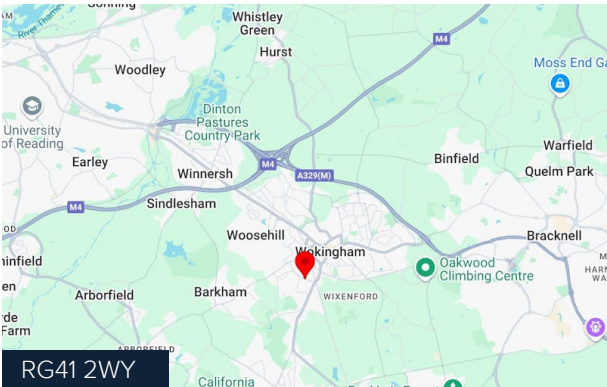
Molly Millers Bridge is approximately 2.8 miles from the A329(M), which provides direct access to Junction 10 of the M4.

The estate is also located near Wokingham Train Station, which is approximately 1 mile away, providing direct access to Reading and London Waterloo.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - Offices	485	45.06	Available
Ground - Warehouse	4,849	450.49	Available
Total	5,334	495.55	



Viewing & Further Information

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