

Industrial / Warehouse

TO LET

 **HOLLIS
HOCKLEY**



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

End of Terrace Industrial Unit

Summary

Tenure	To Let
Available Size	11,222 sq ft / 1,042.56 sq m
Service Charge	N/A
Business Rates	N/A
EPC Rating	C

Key Points

- 1 roller shutter door
- 5.5m eaves rising to 8m at the apex
- Allocated car parking
- Kitchen and WC facilities

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

DESCRIPTION

Unit 2 is an end of terrace steal portal frame unit with brick elevation and profile steel cladding. The unit benefits from 5.5m eaves height, 1 roller shutter door, ground and first floor offices.

Local occupiers on the estate include Screwfix, Enterprise Van Hire and Shaugard Self Storage.

LOCATION

Molly Millars 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

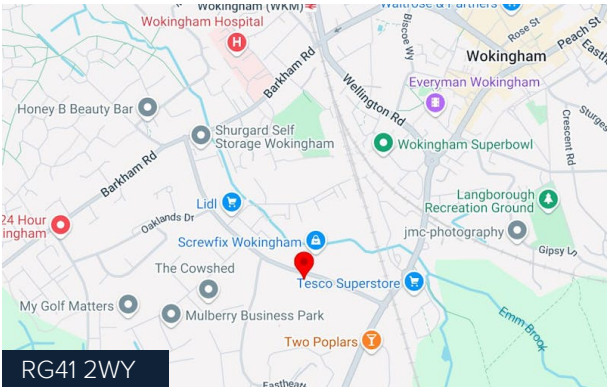
The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - Offices	1,482	137.68	Available
Ground - Offices	1,461	135.73	Available
Ground - Warehouse	8,279	769.14	Available
Total	11,222	1,042.55	

TERMS

The property is available by way of lease assignment.

A new lease may be available directly from the Landlord.



Viewing & Further Information

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