LOT 32
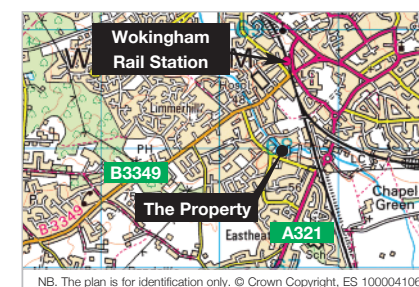
Wokingham
Unit 6 Millars Brook
Molly Millars Lane
Berkshire
RG41 2AD

- **Freehold Office Investment**
- Comprising a total of 386.6 sq m (4,162 sq m)
- Established office location within 1 mile of Wokingham Rail Station and town centre
- Close to M4 Motorway (Junction 10)
- Current Rent Reserved

£65,343 pa

SIX WEEK COMPLETION AVAILABLE

NB. The plan is for identification only. © Crown Copyright, ES 100004106

Tenure
Freehold.

Location
Wokingham is a prosperous Thames Valley town situated approximately 38 miles west of London and 5 miles south-east of Reading. The town lies just to the south of Junction 10 of the M4 Motorway, whilst Junction 3 of the M3 Motorway lies approximately 10 miles to the south-west. The property is located on Molly Millars Lane, in an established office location within 1 mile south-west of the town centre and Wokingham Rail Station.

Occupiers close by include Enterprise Rent a Car, Screw Fix and Topps Tiles, amongst others.

Description
The property is arranged on ground and one upper floor to provide two self-contained office suites. Externally, the property benefits from 12 car parking spaces.

VAT
VAT is applicable to this lot.

Documents
The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate
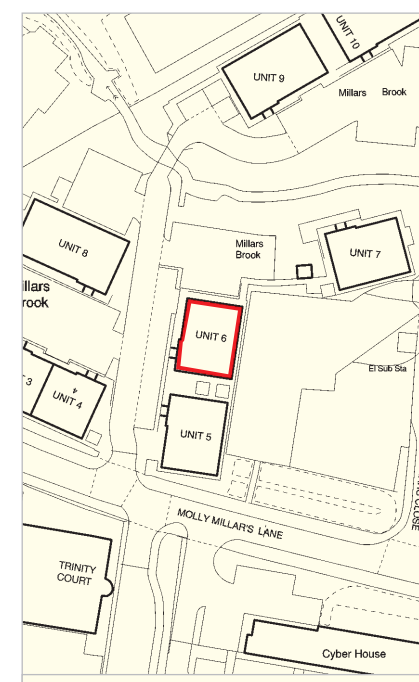EPC Rating 46 Band B (Copy available on website).

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Floor	Present Lessee	Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground	Contractor Market Place Limited	Ground Floor 6 Parking Spaces	193.3 sq m	(2,081 sq ft)	5 years from 16.05.2018 Rent Review and tenant option to determine 15.05.2021. FR & I	£35,343 p.a. (30 month rent deposit held)	Rent Review 2021
First	Nelson Hall Limited (1)	First Floor (1) 6 Parking Spaces	193.3 sq m	(2,081 sq ft)	5 years from 01.09.2015 FR & I	£30,000 p.a. (21 month rent deposit held)	Reversion 2020
		Total	386.6 sq m	(4,162 sq ft)			
						Total £65,343 p.a.	

(1) Website Address: research.nelson-hall.com
Nelson Hall was established in 1998 and also has offices in Massachusetts and Paris. It is a leading global analyst firm that helps organisations' industrial IT and business services.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda
Seller's Solicitor H Youssouf Esq, Bowling & Co. Tel: 0208 221 8000 e-mail: huseyin.youssouf@bowlinglaw.co.uk