Berkshire RG41 2AD

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)





Freehold Office Investment

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Property Information

Freehold Office Investment

- Let to Zype TV Limited until December 2035 (subject to option)
- Two storey office building of approx. 473.54 sq. m. (5,098 sq. ft.)
- 13 allocated parking spaces
- Situated within an established business park
- Close to Wokingham Railway Station and M4/M3 motorways
- Modern Internal fit out of Office Accommodation

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Auction

30th October 2025

Rent

£90,790 per Annum Exclusive

Status Available

Sector

Office

Auction Venue

Live Streamed Auction

Location

Miles 7 miles southeast of Reading, 30 miles west of Central London

Roads M4,

Rail Wokingham Railway Station

Air London Heathrow Airport

Situation

The property is located within Millars Brook, an established business park facing Molly Millars Lane. The surrounding Millars Brook provides further retail, industrial, trade counter and offices with occupiers including Screwfix, Topps Tiles, Toolstation, M&S, Tesco, Lidl, McDonalds and Burger King and benefitting from excellent access to the M4, A329 (M) as well as Wokingham and Winnersh Railway Stations.

Tenure

Freehold

Description

The property comprises a modern two storey office building of approximately 473.54 sq m (5,097 sq ft), providing a mix of open plan and partitioned office accommodation. The property benefits 13 allocated parking spaces.

VAT

VAT is applicable to this lot.

DISCLAIME

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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Tenancy & Accommodation

| Floor | Use | Floor Areas Approx sq m | Floor Areas Approx sq ft | Tenant | Term | Rent p.a.x. | Rent Review |
|-----------------|--------|----------------------------|-----------------------------|-----------------|------------------------------|-------------|-------------|
| Ground First | Office | 236.77 236.77 | (2,549) (2,549) | ZYPE TV LIMITED | 10 years from 25/12/2025 (1) | £90,790 (1) | 24/12/2030 |
| Total | | 473.54 | (5,098) | | | £90,790 | |

⁽¹⁾ The lease provides for a period of half rent until 24/12/2026, The Seller will 'top-up' the rent from completion of the sale until the end of the half rent period. The lease provides for a Tenant option to determine the lease on 24/12/2030, the Tenant will benefit from a 1 year half rent period if they do not exercise their break.

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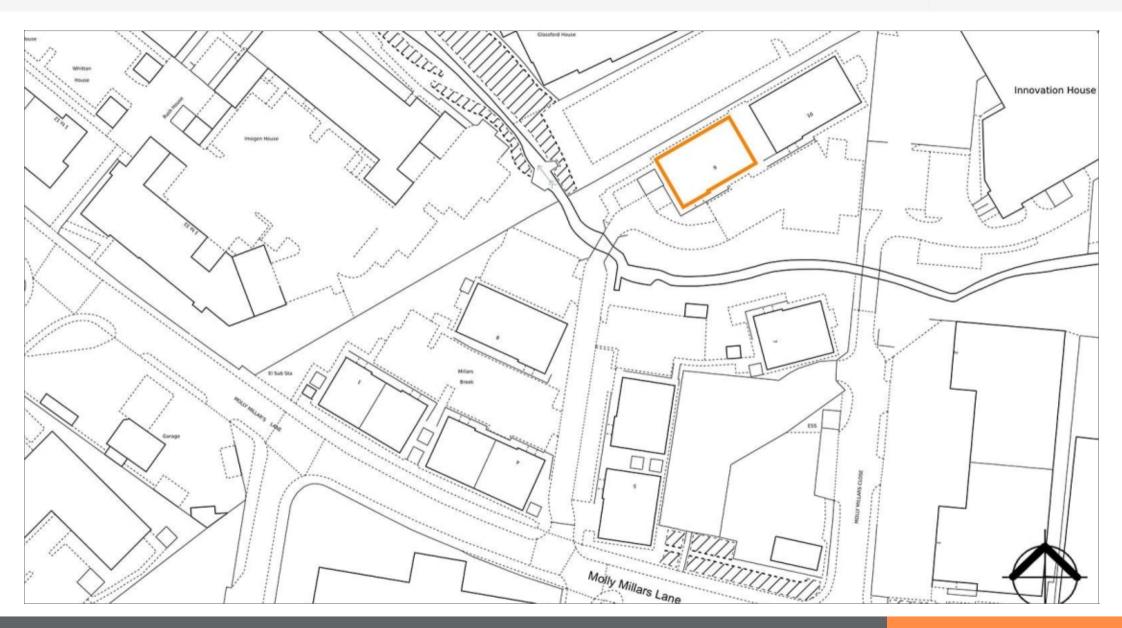




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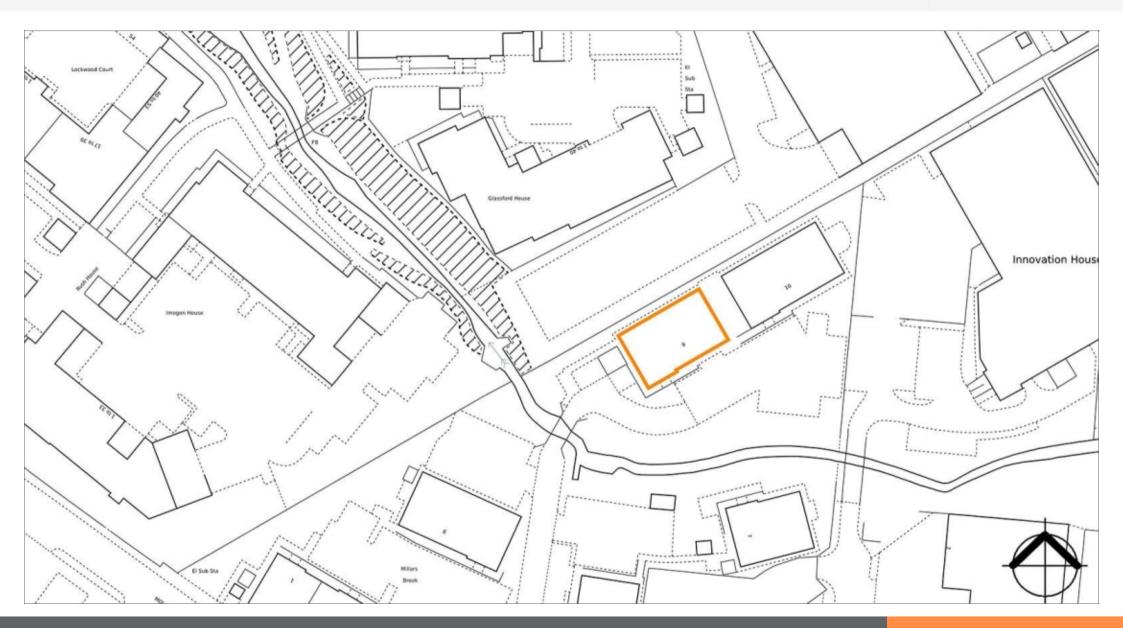




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Seller's Solicitors

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