

**Lot 26, Unit 9, Millars Brook, Molly Millars Lane, Wokingham,
Berkshire RG41 2AD**

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)



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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

Lot

26

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, M3

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.

DISCLAIMER

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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Contacts

Acuitus

Jon Skerry
+44 (0)20 7034 4863
+44 (0)7736 300 594
jon.skerry@acuitus.co.uk

Gway Kanokwuttipong
+44 (0)20 7034 4864
+44 (0)7456 888 750
gway.kanokwuttipong@acuitus.co.uk

Seller's Solicitors

Simons Muirhead & Burton
87-91 Newman St
London
W1T 3EY

Mark Levine
020 3206 2793
mark.levine@smb.london

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2024