

Lot 15

£36,707 per annum exclusive

Unit 3 Millars Brook Business Park, Molly Millars Lane, Wokingham, Berkshire RG41 2AD

Freehold Office Investment



The Property



The Property



Key Details

- Modern office building of 284 sq m (3,056 sq ft)
- Let to Advansys Limited
- Less than 1 mile to Wokingham Train Station (GWR and South Western Railway) and 25 miles from Heathrow Airport. Excellent access to London via Junction 10 (M4)
- On-site car parking
- Nearby occupiers include Screwfix, Topps Tiles, Enterprise, Jewson, Lidl and Tesco

On Behalf of **PRAXIS**

Location

- Miles:** 9 miles south-east of Reading
12 miles south-west of Maidenhead
39 miles west of Central London
9 miles north-east of Basingstoke
- Roads:** A329 (M), M4, A322, M3
- Rail:** Wokingham Train Station
- Air:** London Heathrow Airport

Situation

Wokingham is an attractive historic market town in Berkshire which is popular with commuters, located some 9 miles south-east of Reading, 12 miles south-west of Maidenhead and 39 miles west of Central London. The town benefits from excellent connections to London via the M4 motorway and direct rail services. The property is located to the south-west of the town centre, some 5 miles from J10 of the M4 on a modern office park which is accessed via Molly Millars Lane. Occupiers nearby include Screwfix, Topps Tiles, Enterprise, Jewson, Lidl and Tesco.

Description

The property comprises a two-storey semi-detached self-contained office. The office accommodation benefits from raised floors, suspended ceilings, comfort cooling and the right to 5 parking spaces.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

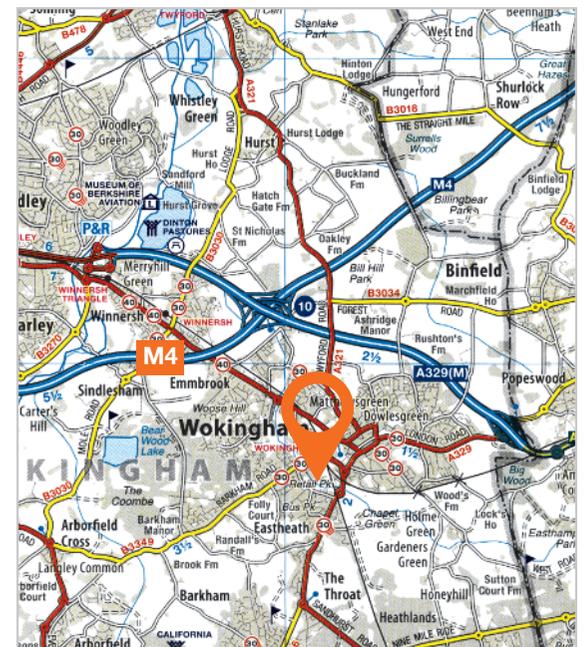
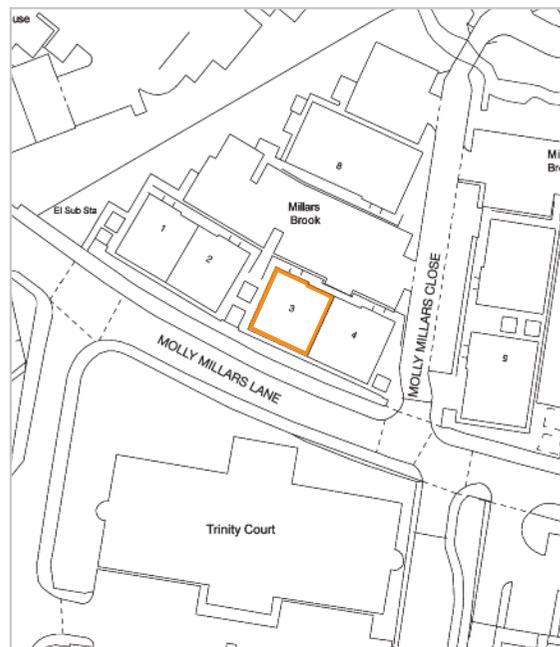
Energy Performance Certificate

Available from the legal pack at acuitus.co.uk.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Office/Ancillary	142 sq m (1,528 sq ft)	ADVANSYS	5 years from 19/11/14 on	£36,707	18/11/2019
First	Office/Ancillary	142 sq m (1,528 sq ft)	LIMITED (1)	a full repairing and insuring lease		
Total		284 sq m (3,056 sq ft)			£36,707	

(1) For the year ending 31st March 2018, Advansys Limited did not report a turnover or profit, but reported a total net worth of £218,154 (Source: Experian Group 08/01/2019). Advansys operates from three offices across the UK, including Wigan and London (www.advansys.com/about-us).



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