

# To Let

Unit 3 Friarsgate,  
Molly Millars Lane,  
Wokingham, RG41 2RT

Warehouse / Industrial / Trade Counter Unit  
16,335 sq ft (1,517.52 sq m)

- Former builders merchant
- Secure gated yard
- 7m clear height
- 2 loading doors
- Ground floor office / trade counter
- Modern first floor office
- Roadside unit

Your partners in property



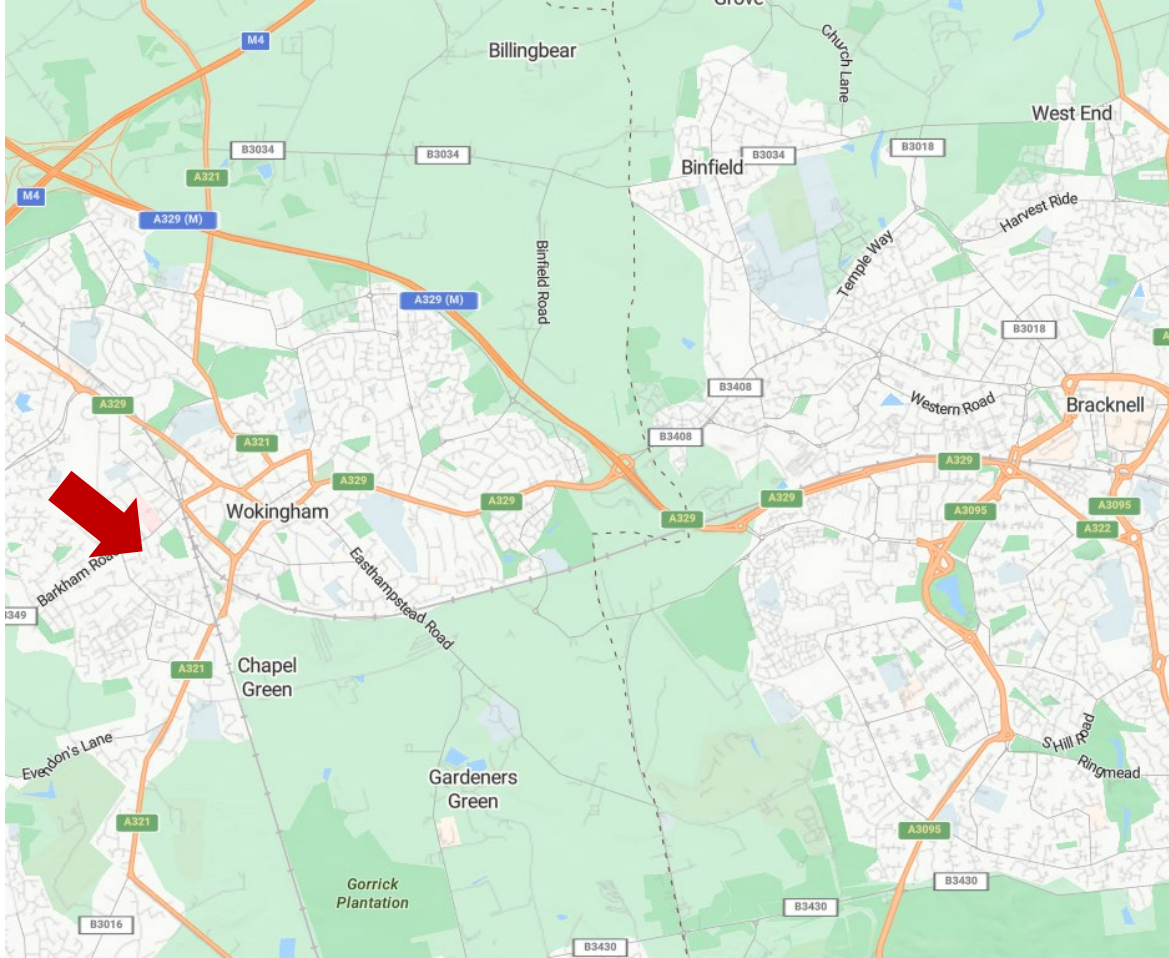
# The Property

## Description

A modern Industrial / Warehousing unit with metal profile and brick elevations. The unit can be found within a gated and secure compound laid to hard standing, with loading provision and separate car parking.

The unit benefits from 2 loading doors, with warehouse / trade counter accommodation at ground floor level, with warehouse toilet provision and kitchenette. The trade counter could be removed and returned to undercroft picking and packing space, open into the warehouse, or indeed made into additional office space / meeting rooms. At first floor level staff break out and offices can be found, which again could be reconfigured if needed.





# Location

Unit 3 Friarsgate is located on Molly Millars Lane. Wokingham is situated just off the A329(M), with links to the wider road network, to include the M4 and M3, leading onto London, Heathrow Airport and Southampton. Wokingham train station is within close proximity, providing access to London Paddington & Reading.

## Accommodation

	Sq Ft	Sq M
Ground floor warehouse and ancillary	14,708	1,366.37
First floor offices and break out space	1,627	151.15
<b>TOTAL</b>	<b>16,335</b>	<b>1,517.52</b>

# Contact

For further information, or to arrange a viewing, please contact Knight Frank or our Joint Agents



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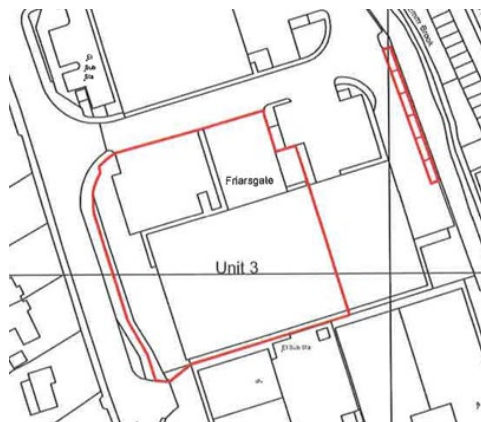
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## Passing Rent

£221,000 per annum exclusive (£13.50 psf)

## Terms

The property is available to let either by way of an assignment or sublease, the current lease is for a term to expire 7th June 2033, with a break option and open market rent review in June 2028.

Alternatively, a new lease maybe available direct from the landlords.

## Due Diligence

Any interested party will be required to provide the agent with company information to comply with anti money laundering legislation.

## EPC

C-56

## Rates

The property has a Ratable Value of £172,000, equating to a rates payable of approx. £94,600 pa (£5.79 psf).  
The Rateable Value will increase to £199,000 from 1<sup>st</sup> April 2026.

We suggest the amount, and rates payable are verified by contacting the ratings officer at Wokingham Council directly.

## Legal Costs

Each party to bear their own legal costs.

## VAT

All pricing is subject to VAT.

## Disclaimer:

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5. Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP may be required to establish the identity and source of funds of all parties to property transactions.
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Particulars dated April 2026. Photographs dated December 2025.

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