

Millars Brook

Molly Millars Lane, Wokingham, Berkshire



OFFICE PARK



FOR SALE/TO LET

Two storey self contained office buildings from 1,324 ft² (123 m²) to 6,168 ft² (573 m²)

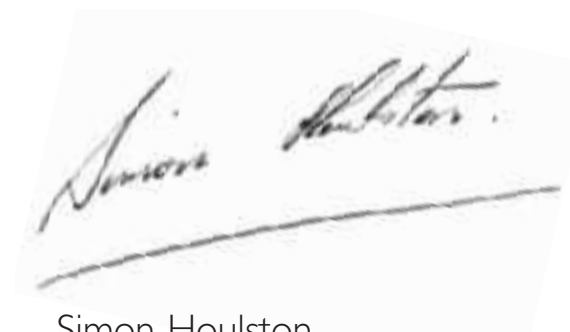


Making work
a pleasure...

Our customers tell us a move to a new Business Home is a boost for their business. A pleasant, secure, working environment helps them recruit and retain staff. A new building reflects the success and ambition of the business and also helps promote the sale of its products or services. 'First impressions count!'

We give our customers the choice of being able to buy or rent, tailoring terms to suit their needs and 'finances'.

Our building designs have evolved over a decade and incorporate both customer feedback and the raft of legislation introduced in recent years. Small buildings are harder to design by their nature; our buildings are regarded by the Industry as the market leader in design and quality.



Simon Houlston
Chairman of Business Homes

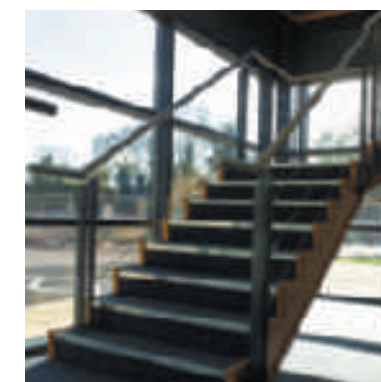


...Impressive...

'Impress your clients,
impress your staff with...'



Your own branding on a new self contained building
with free designated parking.



Your own front door providing a light and airy,
contemporary entrance.



State of the art telecommunications available.



'Flexible working space
designed for your operational
needs'



Suspended ceilings with recessed lighting.



Fully raised access floors.



Free space planning service available.



...Flexible...





...Comfortable...

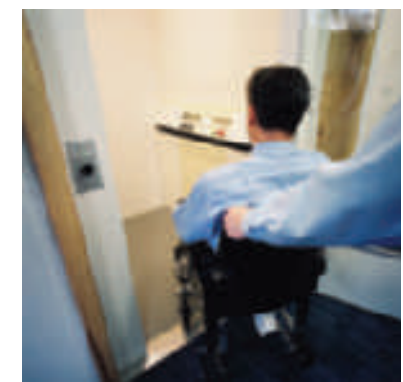
'Comfort is essential for occupiers - our aim is *making work a pleasure*'



Air conditioning (comfort conditioning) as standard.



WC and kitchen on each floor. Kitchen includes dishwasher, fridge, sink and storage.



Disability Discrimination Act compliant with disabled toilet, kitchen, lift and access.





'Providing a secure working environment for your business and staff'

State of the art Security is provided by GSS which includes:-

- Remote monitored CCTV systems, 24 hours 7 days a week with voice and camera monitoring to alert intruders of their detection on the development.
- An Intruder Alarm System is installed and connected to the security control centre. The sensors are fitted at the occupier's expense to suit the fit out.
- A Barrier Entry System at the entrance to each of our developments.

This system is BS8418 British Standard accredited company, endorsed by the British Security Standard Association and the SSAIB, and allows:-

- Lone workers can be visually escorted to their vehicle when leaving the building outside normal office hours, with voice contact via the audio system.
- Police response to Business Homes / GSS activations are given a higher priority due to a zero false alarm record.
- Other elements of the building can be monitored via this system. This can include the fire alarm, temperature control in specific areas where the temperature is critical and any other activity or operation that requires monitoring.
- The internal system can be upgraded to suit the individuals needs.

Other security features include:-

- Toughened Glazing.
- Internal Shutters (at an additional cost).
- Anti-ram posts.



...Secure...



Buy or rent (it's your future)...

'A choice of Tenureships to suit you and your businesses needs'

Freehold:

- Each building is available to purchase.
- Ideal for owner occupiers.
- Can be placed within company pension schemes or SIPPS (Self Invested Personal Pension Scheme).

Leasehold:

- Length of lease and terms to suit your business needs.

Quoting Prices:

- Price and rental figures available on application.

VAT:

- VAT will be charged on rent and sale prices.

Warranties:

- 12 years Design Build Warranty is provided by the Contractor; supported by 12 year Warranties from the Architects and Engineers.

Image: Unit at Wokingham





Floor plans

2,648 ft² floor size

Ground Floor



First Floor - Fit out

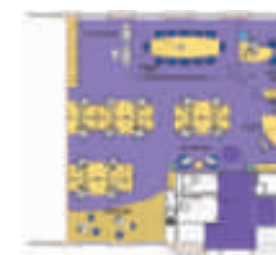


3,057 ft² floor size

Ground Floor



First Floor - Fit out



4,157 ft² floor size

Ground Floor



First Floor - Fit out

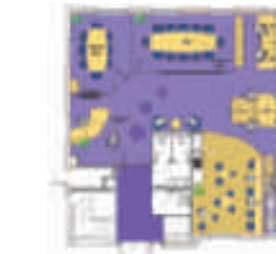


5,189 ft² floor size

Ground Floor



First Floor - Fit out



6,168 ft² floor size

Ground Floor



First Floor - Fit out



Schedule of accommodation

| Building | Ft ² | M ² | Car Parking | Typical Occupation Numbers |
|----------|-----------------|----------------|-------------|----------------------------|
| 1 | 2,648 | 246 | 7 | 12 - 30 |
| 2 | 2,648 | 246 | 7 | 12 - 30 |
| 3 | 3,057 | 284 | 10 | 20 - 40 |
| 4 | 3,057 | 284 | 10 | 20 - 40 |
| 5 | 4,157 | 386 | 12 | 25 - 55 |
| 6 | 4,157 | 386 | 12 | 25 - 55 |
| 7 | 4,157 | 386 | 12 | 25 - 55 |
| 8 | 6,168 | 573 | 16 | 50 - 70 |
| 9 | 5,189 | 482 | 13 | 35 - 60 |
| 10 | 6,168 | 573 | 16 | 50 - 70 |

Each building has the potential to be spilt on a floor by floor basis with suites from 1,324 ft² (123m²).

NB: The above floor plans are indicative and individual buildings vary between sites and between buildings



The ideal location...



comes to...

Millars Brook

Molly Millars Lane,
Wokingham



The place to be...



Location

- Off the A329 to the south of Junction 10, M4 Wokingham is in the heart of the Thames Valley. Wokingham is situated to the west of Bracknell with Reading easily accessible to the north and Camberley/Fleet to the south.
- Millars Brook is located on the northern side of Molly Millars Lane which is Wokingham's main business area to the south of the town.
- Wokingham Rail Station is within easy walking distance and provides a regular service to Reading and London Waterloo.

Distances (approx)

| | Distance |
|----------------|----------|
| M4 Junction 10 | 6 miles |
| M3 Junction 3 | 11 miles |
| Heathrow/M25 | 26 miles |

Rail (fastest)

| | |
|---------------------------|------------|
| Wokingham - Reading | 9 minutes |
| Paddington (from Reading) | 25 minutes |

Sat Nav Reference: RG41 2AD



ALSO DEVELOPING AT...

Scotland

Aberdeen
Dunfermline
East Kilbride
East Lothian
Edinburgh
Glasgow (Airport)
Livingston

North

Chester
Chesterfield
Doncaster (Airport)
Knaresborough, Harrogate
Leeds City Centre
Leeds Thorpe Park
Liverpool (Airport)
Newcastle
Manchester
Stockport

Midlands

Birmingham
Coventry
Swindon

South

Barnstaple
Bracknell
Crawley
Elstree
Evesham
Luton
Plymouth
Southampton
Stevenage
Stokenchurch
Winnersh
Wokingham

A development by:



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